

September 17, 2009

Debi Meling – City Engineer  
Billings City Engineering  
2224 Montana Avenue  
Billings, MT 59101

RE: Variance Request

Dear Debi,

YCCOA is entering Phase II of their remodel for the recently purchased building at 1505 Avenue D. Phase I remodel included general office remodel of the upper floor and only finishes in the main social space on the ground floor.

Phase II remodel will provide for remodel of existing toilets to provide accessible accommodation and the remodel will also include a commercial kitchen for the Meals on Wheels program and for serving lunches to those program participants who wish to visit the facility for lunches. The goal is to have lunches available over a longer period of time to provide flexibility to individuals and reduce traffic. Lunches will be available from 11 am to 1 pm.

Meals on Wheels volunteers will maintain volunteer delivery from this site and will stage their delivery times through the early morning – 7:30 am – 10:30 am. Their parking on site will have very little impact, as pickup of meals is a quick stop. (Approximately 12 vehicles total)

In previous discussions with the City of Billings Engineering Office, we have calculated a requirement for parking to be 62 spaces. Currently, our site contains 45 spaces. We are adding 2 spaces at the alley entrance area. We are going to convert some parking to provide 3 Handicap spaces, one being van accessible. By adding handicap spaces, we will lose one space. The City will require we delete one space for a clear vision zone. We will also lose one spot due to a relocated transformer. Our new parking space count on site is projected to be 44 spaces. To meet the city's parking requirement, we would need an additional 18 spaces.

The following are reasons we are requesting this variance to off-street parking requirements.

- ◆ We are working on a reciprocal overflow parking use policy with our surrounding businesses.
- ◆ This particular building occupancy has a high volume of non-drivers because of the age category. This building is on the route of the MET city bus service. There is also a long-standing agreement with city cab services to provide rides to those individuals that do not drive. Special transportation services are also available to handicap users and volunteers are also commonly used to pick up users.

Sincerely,

Allen Rapacz, AIA  
President

AR:ld  
cc: Bea Ann Melichar  
Kennedy

### APPLICATION FOR VARIANCE

1. Legal description of property: Lot 20-24 § 23A - Amended Block 8,  
Parkington Park Subdivision - 8th

2. Address (if unknown, contact the City Engineer's office) or <sup>1003 Ave</sup> general location: 1505 Avenue D, Billings, MT 59102

3. Owner(s): Yellowstone County Council On Aging <sup>XXXXA</sup>  
(Recorded Owner)  
1505 Avenue D - Billings, MT 59102  
(Address)  
259-9666  
(Phone Number)

4. Agent(s): Schutz Foss Architects/Sanderson Stewart  
(Name)  
3030 4th Ave N. / 1300 N. Transtedt Way  
(Address)  
252-9218 (SFA) 656-5255 (S/S)  
(Phone Number)

5. Section of the Site Development Ordinance that this request for variance applies to: \_\_\_\_\_  
off-street parking - G-1203

6. Reason for request: See attached.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

7. Covenants for deed restrictions on the property: Yes \_\_\_ No \_\_\_  
(if yes, please include a copy)

I understand that the filing fee accompanying this application is not refundable, and that the fee does not constitute a payment for variance requested. Also, that all the information presented is true and correct.

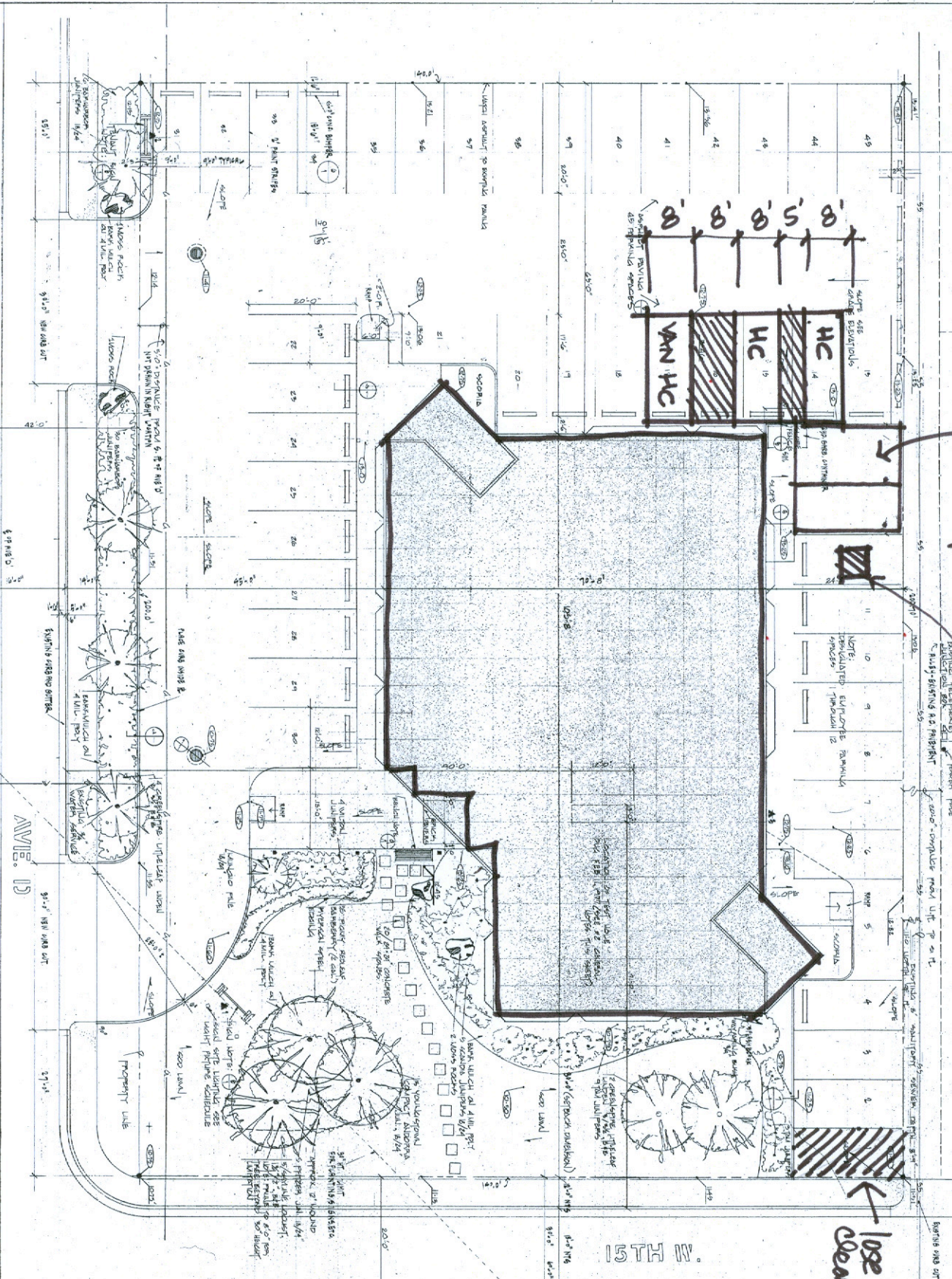
Signature: [Signature] Date: 9.17.09  
(Recorded Owner)

Fee: \$60.00

Receipt #: \_\_\_\_\_

Hearing Date: \_\_\_\_\_

*New spaces*  
*Relocated XMP*



← *lose to clear vision zone.*

SITE PLAN 1997

COXWELL  
 Larsen  
 ARCHITECTS  
 10 N. GREEN ST. SPOKANE, ID  
 (208) 325-4001

STAR OFFICE  
 MACHINES, INC  
 14TH ST WEST & AVENUE D  
 BILLINGS, MONTANA

0901-B 9.17.09

- 1) GENERAL NOTES:
- 2) ALL WORK SHALL BE IN ACCORDANCE WITH THE 2000 IBC AND 2000 IRC.
- 3) ALL MATERIALS SHALL BE APPROVED BY THE ARCHITECT.
- 4) ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
- 5) ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LOCAL ORDINANCES.
- 6) ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE NATIONAL BUILDING CODES.
- 7) ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE.
- 8) ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE NATIONAL MECHANICAL CODE.
- 9) ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE NATIONAL PLUMBING CODE.
- 10) ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) CODES.
- 11) ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE NATIONAL SAFETY COUNCIL (NSC) CODES.
- 12) ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE NATIONAL ASSOCIATION OF ARCHITECTS (AIA) CODES.
- 13) ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE NATIONAL ASSOCIATION OF BUILDERS (NAB) CODES.
- 14) ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE NATIONAL ASSOCIATION OF HOME BUILDERS (NAHB) CODES.
- 15) ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE NATIONAL ASSOCIATION OF REALTORS (NAR) CODES.

DRAWN BY: [Signature]  
 CHECKED BY: [Signature]  
 DATE: 9/17/09  
 SHEET NO. 2

# PROJECT SITE

