

Application # OP-09-04

**APPLICATION FOR VARIANCE**

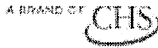
1. Legal description of property: Sanderson Subd. S05, T01S, R26E  
Block 002, Lot 001, LT 1-4 Blk 7 Sanderson Subd. Adj Vac 15' Plainview St.
2. Address (if unknown, contact the City Engineer's office) or general location: 1201 Central Ave.
3. Owner(s): Genex Petroleum Inc. - Central Ave.  
(Recorded Owner)  
5500 Genex Dr., Inver Grove Heights, MN 55077  
(Address)  
509-252-5465  
(Phone Number)
4. Agent(s): CTA Inc.  
(Name)  
13 N. 23rd Street, Billings, MT 59101  
(Address)  
406-248-7455  
(Phone Number)
5. Section of the Site Development Ordinance that this request for variance applies to: Alley North of Central Avenue,  
between 12th Street West & Plainview Street.
6. Reason for request: Improve site vehicle circulation around building.
7. Covenants for deed restrictions on the property: Yes \_\_\_ No  ~~Yes~~  
(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: 9-29-09  
(Recorded Owner)

Fee: 60.00 Receipt #: \_\_\_\_\_

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



September 25, 2009

City of Billings Planning and Community Services Department  
510 North Broadway, 4<sup>th</sup> Floor  
Billings, MT. 59101

Re: New Cenex ZipTrip Convenience Store at 1201 Central Avenue, Billings, MT

Dear Sir/Madam:

My name is Tom Savas and I am the Eastern Regional Manager for Cenex ZipTrip Convenience Stores ("Cenex – ZipTrip"). Cenex – ZipTrip is in the process of evaluating a raze and rebuild of the store that is located at 1201 Central Avenue in Billings, MT (the "Store"). As a part of that project, we would like to utilize the alley that is behind the current store. We feel that by utilizing the alley, it would be safer for traffic flow and add a certain level of convenience for our customers.

As a part of our project, Cenex – ZipTrip is willing to install a new fence along the alley, if one does not already exist, or replace what is there now. The new fence would be taller and meet the requirements of the City of Billings Planning Department for proper screening of the property along the whole alley property line. We have discussed our plans with all four neighboring property owners. Three of those four have agreed to support our plan to use the alley as evidenced by the attached Statements of Support. The fourth neighbor lives in California and, although we have discussed the project with him, he has still not decided whether or not to support our plans at this point.

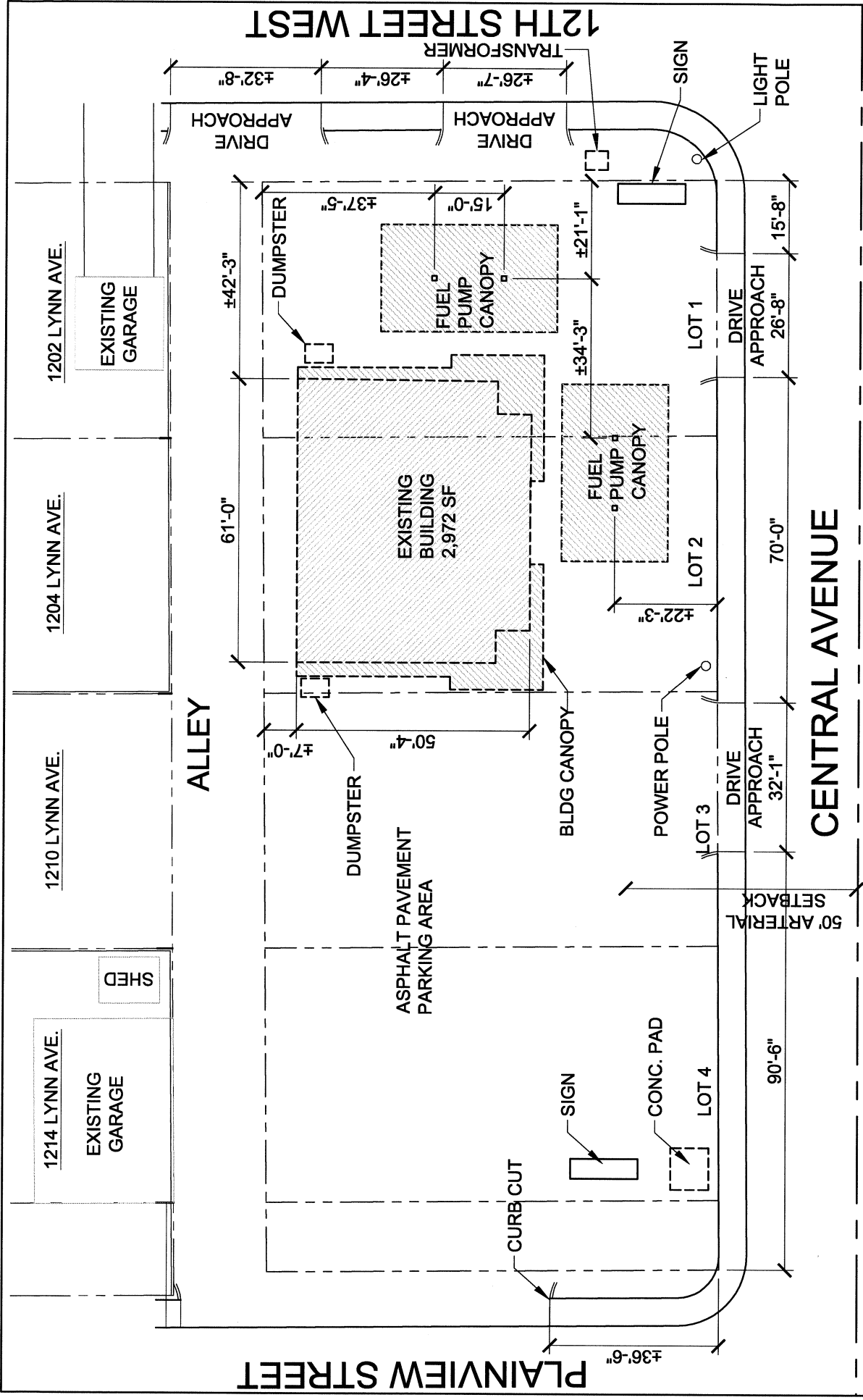
The purpose of this letter is to formally request Administrative Relief from the City of Billings Planning Department allowing Cenex – ZipTrip to install a fence on the neighbors' side of the alley rather than on the CHS side of the alley. As a part of this project, Cenex – ZipTrip agrees to pave the alley in accordance with all applicable requirements, maintain access to the neighboring properties from the alley and, further, to maintain access over and across the alley to and from the Store.

Please let me know if you have any questions or require any further information in connection with this request.

Sincerely,

A handwritten signature in black ink, appearing to read "Tom Savas", written over a horizontal line.

Tom Savas  
Eastern Regional Manager for Cenex – ZipTrip  
406.533.5683



SEPTEMBER 29, 2009

**EXISTING SITE**

CHS ZIP TRIP - CENTRAL AVENUE LOCATION



1" = 30'-0"  
NORTH REF

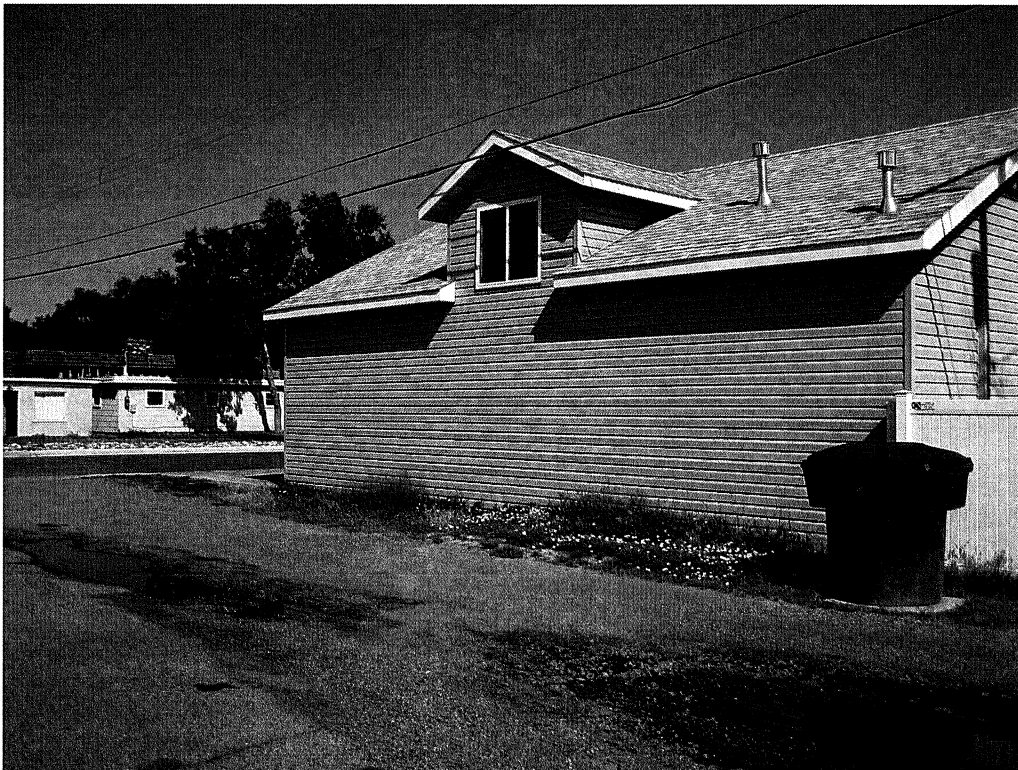
LOTS 1-4: 23,021 SF



CHS Zip Trip – Central Avenue Location



Existing Zip Trip

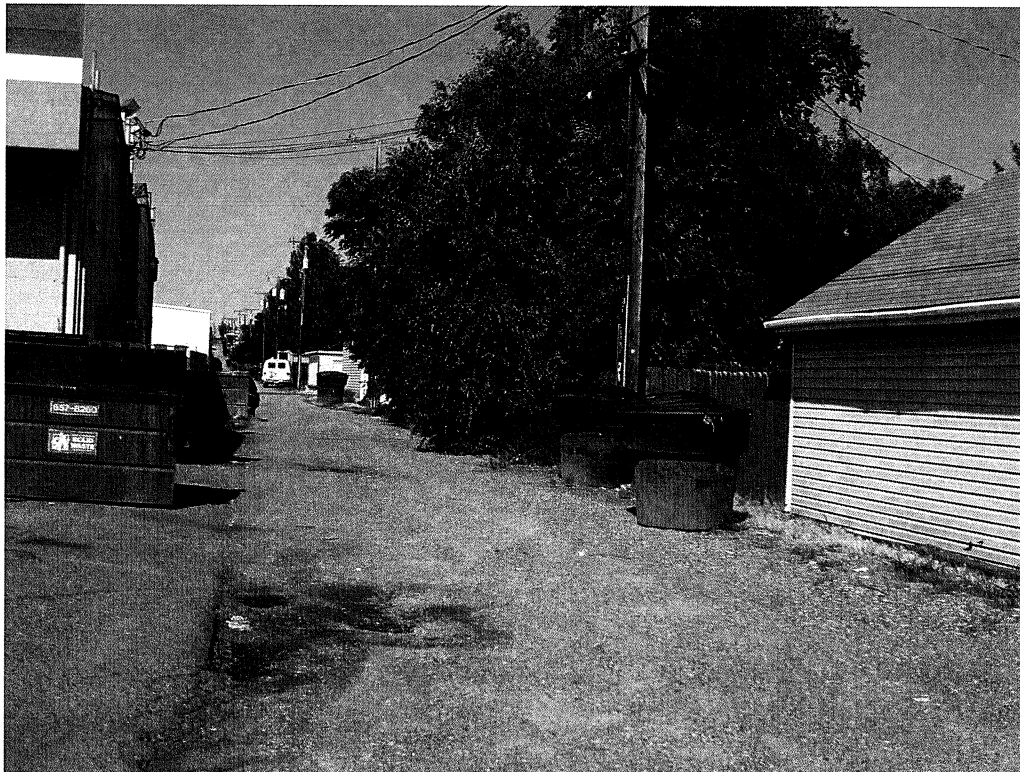


Back of 1214 Lynn Ave.

CHS Zip Trip – Central Avenue Location



Back of 1210 Lynn Ave.



Looking down Alley behind 1202 Lynn Ave.

STATEMENT OF SUPPORT

This Statement of Support is made by:

Rodney Myers  
1202 Lynn Avenue  
Billings, MT 59102

Re: New Cenex ZipTrip Convenience Store at 1201 Central Avenue, Billings, MT

I understand that:

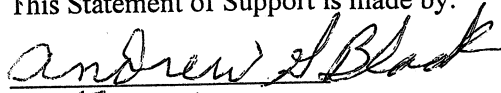
1. Cenex ZipTrip ("Cenex") is doing an evaluation for a raze and rebuild of the existing Cenex ZipTrip Convenience Store at 1201 Central Avenue, Billings, Montana.
2. As a part of that project, Cenex would like to use the existing east-west alley that separates my property from the Cenex property (the "Alley") for ingress and egress to and from the new store.
3. As a part of that project, Cenex has expressed its willingness to pave the Alley and construct and maintain a new privacy fence along our south property line (the north boundary of the Alley) in accordance with all applicable codes, regulations and ordinances.

Based on the above understandings, I wish to express my support for the new store including Cenex' proposed use of the Alley for access to the new store.

Rodney Myers  
Rodney Myers  
Date signed: 15 Sept, 2009

STATEMENT OF SUPPORT

This Statement of Support is made by:

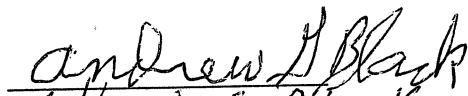
  
1210 Lynn Avenue  
Billings, MT 59102

Re: New Cenex ZipTrip Convenience Store at 1201 Central Avenue, Billings, MT

I understand that:

1. Cenex ZipTrip ("Cenex") is doing an evaluation for a raze and rebuild of the existing Cenex ZipTrip Convenience Store at 1201 Central Avenue, Billings, Montana.
2. As a part of that project, Cenex would like to use the existing east-west alley that separates my property from the Cenex property (the "Alley") for ingress and egress to and from the new store.
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Based on the above understandings, I wish to express my support for the new store including Cenex' proposed use of the Alley for access to the new store.

  
Andrew G. Black  
Date signed: 9-15, 2009

STATEMENT OF SUPPORT

This Statement of Support is made by:

DAVE WILSON  
1214 Lynn Avenue  
Billings, MT 59102

Re: New Cenex ZipTrip Convenience Store at 1201 Central Avenue, Billings, MT

I understand that:

1. Cenex ZipTrip ("Cenex") is doing an evaluation for a raze and rebuild of the existing Cenex ZipTrip Convenience Store at 1201 Central Avenue, Billings, Montana.
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Based on the above understandings, I wish to express my support for the new store including Cenex' proposed use of the Alley for access to the new store.

DAVE WILSON  
DAVE WILSON  
Date signed: 9-15, 2009



# Yellowstone County, Montana

Commissioners Departments Contacts Site Map Home

Disclaimer: Not all fields are currently maintained. The accuracy of the data is not guaranteed. Please notify the Appraisal/Assessment Office of any inaccuracies.

[Back to Search Form](#)

[Full Camera Detail](#)

### Owner Information

Ownership Data Last updated: 9/30/2008

Tax ID: A13785 Tax Status: Active

Primary Owner Name: HENDRY, BRIAN E &  
Additional Legal Owner: JENKINS, JOAN E

Mailing Address: HENDRY, BRIAN E &  
PO BOX 12204  
SN LUIS OBISP, CA 93406

Property Address: 1204 LYNN AVE

Township: 01. S Range: 26. E Section: 05  
Subdivision: SANDERSON SUBD Block: 002 Lot: 007

Full Legal: SANDERSON SUBD, S05, T01 S, R26 E, BLOCK 002, Lot 007, LT 7 BLK 2 SANDERSON SUBD

GeoCode: 03-0927-05-3-05-03-0000

[Show on Map](#)

### Property Assessment Information

Levy District: BILLINGS

Assessed value

Records indicate a possible change in Appraisal Value, please contact your local Department of Revenue Office @ (406)896-4000 for more information.

Taxable Market Tax

IMPS

mount  
341.00  
11.00  
2.00

\* The values shown are property tax and is not t Legislature. For question Revenue, Appraisal/Asse

*STILL IN DISCUSSION WITH THIS OWNER. HAS NOT SIGNED YET*

ue. This value is used to calculate the value is not allowed to be used by the tact the Montana Department of

		64.42
	19 P	1,045.60
	544.88 P	1,089.76
	547.08 P	1,094.16
2007	570.56 P	1,141.11
2008	778.98 P	1,557.94

(P) indicates paid taxes.  
Click on year for detail.

### Jurisdictional Information

Commissioner Dist: 3 - [Bill Kennedy \(D\)](#)  
Senate: 26 - [Lynda Moss \(D\)](#)  
House: 52 - [Arlene Becker \(D\)](#)  
Ward:

School Attendance Areas  
High: SENIOR  
Middle: LEWIS & CLARK  
Elem: WASHINGTON

3 (BILLINGS)

*424 S. Ocean Ave  
CAYUCOS CA  
93434-1234  
805-995-1541  
USED FOR PUBLIC SEARCH  
9-14-09  
COORDINATOR  
UNASSIGNED*