

Attachment " B "



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October 19, 2011

City of Billings
Engineering Department
2224 Montana Avenue
Billings, Montana 59101

RE: 17th & Poly Office Building

The developers of the office building at 17th & Poly Drive are requesting a variance to the City of Billings off street parking requirements to allow an optometrist office to occupy the ground level floor space.

The plans as submitted and approved for construction include thirty seven (37) parking spaces on the premises. The gross area of each of the three (3) floors is 3,612 SF for a total of 10,836 SF. Please note this is a gross square footage calculated from the outside of the exterior walls and the actual interior floor space is 3,487 SF. Using the gross square footage of 10,836 SF and the requirement of one (1) parking space per 300 SF for office use equals thirty six (36) required parking spaces.

The proposed Optometry tenant is classified as Medical Use and the City code calculation for parking is one (1) space per 200 square feet. Using the gross square footage of the ground floor of 3,612 SF would require eighteen (18) parking spaces. The upper two (2) floors would require a total of 24 spaces so the grand total required is 42 parking spaces. As stated earlier we have 37 spaces available so we are only five (5) spaces short.

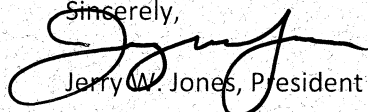
Referring to the attached floor plans the actual usable area of the main floor is only 2,942 SF. The stairwells and elevators that only provide access for the upper two floors reduce the floor area by 670 SF. The adjusted required parking count would be reduced to 39 spaces, which only leaves us two (2) short of the required amount.

The City of Billings Code establishes a base line for parking calculations and as per the attached affidavit the actual parking required by these two occupants is only twenty five (25) total spaces. The optometry office requires nine (9) spaces and the law firm requires fifteen (15) spaces, which gives us an excess of twelve (12) parking spaces. There are numerous examples of building projects in Billings that we have constructed per the City Code that have massive asphalt parking lots but only a few cars parked in those lots every day. (Ziggy's Lumber on Monad Road, Party Time Plus on Gabel Road). This project is another example that the actual required parking is less than that required by the City Code.

We respectfully request a variance to the off street parking requirements for this project.

Thank you.

Sincerely,


Jerry W. Jones, President