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**MEMO**

DATE: March 13, 2012

TO: Wayne Ware  
 Billings City Engineering Department  
 210 N. 27<sup>th</sup> Street  
 Billings, MT 59101

FROM: Allen Rapacz

RE: Billings Gymnastic School Parking Variance Application  
 Project #1108

Wayne,

Following are calculations based on your advised building types per the previous staff meeting on March 1, 2012.

Because of the unique nature of this building type the Owner has also attached their analysis of actual parking over a time period to illustrate the real number of cars entering the current operation on a daily basis. The actual parking is significantly less than any building types called for in section 6-1203 off-street parking requirements.

B Occupancy	4,301 S.F.
<u>A-3 Occupancy</u>	<u>15,023 S.F.</u>
Total	19,324 S.F.

Community Center:

4 per 1,000 S.F. gross = 80 spaces  
 or  
 1 per 250 S.F. gross plus 1 per 4 seats plus 1 per employee = 92 spaces  
 71 + 12 + 9

Health Club:

1 per 200 S.F. gross = 97 spaces  
 or  
 5 spaces plus 4 spaces for each 1,000 S.F. plus 1 space per 3 seats  
 5 + 80 + 15 = 100 spaces

The new project would be most reflective as a community center with parking requirements for 80 spaces.

The floor space equipment does reduce the number of gymnast being able to use the floor in the main exercise area.

Other factors of very few gymnasts driving, split shifts with 15 minute time breaks and car pooling further support a request for a variance of 4 spaces. The pool is used on the off-season when the interior exercise room has little use.

We hereby request a variance of 4 parking spaces for the new Billings Gymnastics School.