

Attachment B



August 15, 2012

Mr. Wayne Ware
Senior Engineering Technician
City of Billings - Public Works Department
2224 Montana Avenue
Billings, MT 59101

Reference: Kingston Place Condominiums, Phase II
Variance Request for City of Billings Municipal Code Article 6-1208(h)(1) and Article
6-1208(h)(5)
Project No. 98098.60

Dear Mr. Ware:

On behalf of our client, we are requesting a variance for the number of driveways, minimum width between curb cuts, maximum driveway width, and total combined width of all driveways (City of Billings Municipal Code Article 6-1208(h)(1) and Article 6-1208(h)(5)) for the Kingston Place Condominiums, Phase II on Naples St. and Kingston Ave. The development is located on Lots 12 and 13, Block 1 of Kingston Place Subdivision. The requested variance is to incorporate two driveways on Lot 12, Block 1 of Kingston Place Subdivision that are 30 feet wide and 47.3 feet wide with a width between curb cuts of 21.5 feet and street frontage of approximately 128 feet, and to incorporate nine driveways on Lot 13, Block 1 of Kingston Place Subdivision that are 30 feet wide with a maximum width between curb cuts of 18.2 feet and minimum width between curb cuts of 10 feet. The street frontage for Lot 13 is approximately 532 feet. Attached is a site exhibit, copy of recorded subdivision plat, and fee of \$200.00 for the variance request.

The proposed development of Lot 12, Block 1 has 128 feet of frontage, which by code may contain two driveways with a maximum driveway width of 30 feet, maximum width between curb cuts of 25 feet, and total combined driveway width of approximately 64 feet. Based on the City of Billings Unified Zoning Regulations, Lot 12, Block 1 being \pm 34,579 square feet in area is allowed to have a maximum of three two-unit dwellings (Zoned R-70). Because of the dimensions of the lot, minimal street frontage, and the requirement of providing on-site stormwater storage, the proposed layout was developed in order to maximize the beneficial use of the site.

The proposed development of Lot 13, Block 1 has 532 feet of frontage, which by code may contain two driveways with a maximum driveway width of 30 feet, maximum width between curb cuts of 25

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feet, and total combined driveway width of approximately 266 feet. Based on the City of Billings Unified Zoning Regulations, Lot 13, Block 1 being \pm 94,873 square feet in area is allowed to have a maximum of nine two-unit dwellings (Zoned R-70). Because of the dimensions of the lot and requirement of providing on-site stormwater storage, the proposed layout was developed in order to maximize the beneficial use of the site. The proposed 30 foot driveways serve two dwelling units each.

The single-family lots located on the opposite side of Naples St. from Lot 13 and along Kingston Ave. are allowed, by code, to locate the edge of curb cuts a minimum of 5 feet from the property line, which makes it possible for curb cuts on neighboring lots to be 10 feet apart. Even though Lots 12 and 13 are each single-family lots, the proposed development will appear as if each two-unit structure was on a lot of its own with an average street frontage of 51 feet. With this appearance, the width between curb cuts and number of driveways would resemble those of neighboring single-family lots within the subdivision and surrounding area. Additionally, Naples St. and Kingston Ave. are residential streets with a low speed limit and traffic flows that will be typical of other residential streets; therefore, impact of the proposed driveways should be minimal.

Please provide a variance application for the City of Billings Municipal Code Article 6-1208(h)(1) and Article 6-1208(h)(5) for the Kingston Place Condominiums, Phase II on Naples St. and Kingston Ave. to the City Council. Feel free to contact me if you have any questions concerning this matter.

Sincerely,



Leith Sheets
Project Engineer

LTS/hg
Enc.

1. Site Exhibit (3 Copies)
2. Copy of Recorded Subdivision Plat (3 Copies)
3. Variance Request Fee

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