

January 2, 2013

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

Reference: Foxtail Subdivision, 2nd Filing Master Site Plan
 Variance Request for Number of Drive Approaches
 Project No. 03078.23

Dear Mr. Ware:

On behalf of our client, we are requesting a variance for the number of drive approaches for the Foxtail Village Subdivision, 2nd Filing on Foxtail Lane and Foxtail Loop West. The development is located on all lots within Blocks 2A and 3 of Foxtail Village Subdivision, 2nd Filing. Attached is an application for variance, dimensioned site exhibit, and fee of \$200.00 for the variance request.

As stated in the City of Billings Municipal Code (Article 6-1208(5)), not more than two (2) driveways shall be provided to any single property tract or business establishment, except where the property frontage exceeds six-hundred (600) feet, there may be one (1) additional driveway for each additional three hundred (300) feet of frontage. The table below summarizes the number of proposed and number of allowable drive approaches.

Street and Lot/Block	No. Proposed	No. Allowable
Foxtail Lane from Block 2A	10 approaches	2 approaches
Foxtail Loop West from Block 2A	12 approaches	2 approaches
Foxtail Loop West from Block 3		
Lot 1	6 approaches	2 approaches
Lot 2	7 approaches	2 approaches

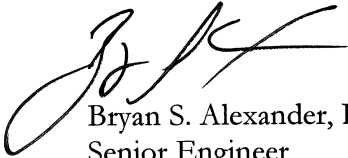
The amended preliminary plat of Block 2 of Foxtail Subdivision, 2nd Filing was conditionally approved by the City Council on April 23, 2012. The preliminary plat showed the proposed condominium unit layout. Changes from the preliminary plat layout to the proposed layout include, but are not limited to, duplex units having separate approaches instead of shared approaches. The proposed master site plan contains the same number of units originally contemplated during platting

Mr. Wayne Ware
January 2, 2013
Page 2

of the amended Block 2. Block 2, as originally platted, contained 16 single-family lots, which would have consisted of 8 drive approaches on Foxtail Lane and 8 drive approaches on Foxtail Loop West. Foxtail Lane and Foxtail Loop West are residential streets with a low speed limit and traffic flows that will be typical of other residential streets; therefore, impact of the proposed drive approaches should be minimal.

Please provide a variance application for the number of drive approaches for the Foxtail Village Subdivision, 2nd Filing to the City Council. Please feel free to contact me if you have any questions concerning this matter.

Sincerely,

A handwritten signature in black ink, appearing to read 'B. Alexander', with a large, sweeping flourish extending to the left.

Bryan S. Alexander, PE
Senior Engineer

BSA/hg

Enc.

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