

January 14, 2013

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

Reference: Proposed Mattress Land
Lot 4, Block 2 King Park Subdivision
Variance Request for Number of Parking Stalls
Project No. 85027.14

Dear Mr. Ware:

On behalf of the property owner, Barthel Properties LLC, we are requesting a variance for the number of required off-street parking stalls for the proposed +/- 19,200 square foot furniture store. The development is located on Lot 4, Block 2 of King Park Subdivision. Attached is a proposed site plan exhibit for reference.

The proposed furniture store will consist of approximately 9,400 square feet of retail space and approximately 9,800 square feet of warehouse space. The current City code does not have a specific "furniture store" off-street parking requirement. The City of Billings Municipal Code Article 6-1203(l) requires 25 spaces plus 1 per 300 square feet in excess of 5,000 square feet for retail areas greater than 5,000 square feet and 10 spaces for the first 20,000 square feet of warehouse area. Therefore, current code would require a total of 40 off-street parking stalls for the proposed building.

The Owner has indicated that the required 40 off-street parking stalls in far exceeds what is actually required based on experience at their current location at 2090 King Avenue West. It is also our understanding that the City of Billings is currently considering updated the off-street parking requirements in the City code. The proposed city code revision would include a furniture store category that would require 1 parking stall per 1,000 square feet plus 1 per employee. Based on the proposed off-street parking requirement, the proposed 19,200 square foot building would require a minimum of 25 parking stalls (assuming a maximum 5 employees per shift).

Therefore, we are requesting a variance from Article 1203(l) of the City code to allow 1 parking stall per 1,000 square feet gross floor area plus 1 per employee. This will allow the minimum parking requirement to be in alignment with the actual business needs along with the proposed change in the City parking code.

Mr. Wayne Ware
January 14, 2013
Page 2

Please contact me with any questions or if you need additional information.

Sincerely,

A handwritten signature in black ink, appearing to read 'Patrick Davies', with a long horizontal flourish extending to the right.

Patrick Davies, PE, CDP, LEED AP
Associate Principal/Senior Engineer

PD/hg

Enc.

P:85027_14_Ware_Variance_Itr_011413