

APPLICATION FOR VARIANCE

The undersigned as owner(s) of the following described property hereby request a Variance from the terms of the City of Billings-Section of the Site Development Ordinance.

- 1. Legal description of property: lot 11A, Block 1, of Amended Plat of C.B.H. Industrial Park Sub.
 Tax ID# 420590 being lots 11A and 12A, Block 1, C.B.H. Industrial Park Amended
- 2. Address (if unknown, contact the City Engineer's office) or general location: 1911 King Ave.

3. Owner (s): KRP LLC
 (Recorded Owner)
P.O. Box 20875
 (Address)
406-455-0400
 (Phone Number) (Email)

4. Agent (s): _____
 (Name)

 (Address)

 (Phone Number) (Email)

5. Section of the Site Development Ordinance that this request for variance applies to: Reduction in parking ratios for existing occupancies and proposed occupancies.

6. Reason for request: Need for Higher Density parking ratios for new proposed occupancies.

7. Covenants for deed restriction on the property: Yes _____ No

I understand that the filing fee accompanying this application is not refundable, that it pays for the cost of processing, and that the fee does not constitute a payment for the variance requested. Also, that all the information presented is true and correct.

Signature: [Signature] Date: 4/26/13
 (Recorded Owner)

Fee: _____ Receipt #: _____ Hearing Date: _____ Application #: _____

Date: April 23, 2013

TO: City of Billings – Public Works

RE: Application for Variance

To whom it may concern;

KRP, LLC is requesting a parking variance for 1911 King Ave. This request is to waive 19 parking spots based on the enclosed spreadsheet illustrating the proposed parking analysis summary.

This parking lot is underutilized and part of this request considers the fact that the retail business is closed by 5 p.m. And the dinner traffic intensifies after this time frame. Based on our proposed mercantile parking ratio illustrated on the enclosed spreadsheet, 33 parking spaces are available after 5 p.m.

The enclosed spreadsheet proposed parking analysis summary is based on a high impact use of the parking lot.

Thank you for the consideration.

KRP, LLC

1911 King Ave - Parking Spot Variance Proposed Parking Summary

Existing Parking Analysis

Salad Creations	2004 sf	20 cars
Scooters	1674 sf	8 cars
Asian Grill	4339 sf	46 cars
Brunos	4339 sf	44 cars
Casino	2004 sf	20 cars
Empty Suite	1650 sf	0 cars
Empty Suite	2508 sf	0 cars
Empty Suite	3300 sf	0 cars
	<hr/> 21818 sf	<hr/> 138 cars

Proposed Parking Analysis

Salad Creations	2004 sf	20 cars
Asian Grill	4339 sf	46 cars
Brunos	4339 sf	44 cars
Casino	2004 sf	20 cars
Proposed Asian Grill Addition	1650 sf	17 cars
Proposed Mercantile:		
Scooters	1674 sf	
Empty Suite	2508 sf	
Empty Suite	3300 sf	
	TOTAL	7482 sf
Proposed Mercantile Parking Ratio:		
1st 5000 sf - parking at 1/200	5000 sf	25
2nd 2482 sf - parking at 1/300	2482 sf	8
	<hr/> 21818 sf	<hr/> 180 cars

Total Available Parking Spots	161 ea
Total Proposed Parking Spots	<hr/> 180 ea
Variance Request - Additional Parking Spots	19 ea