

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: OAKLAND SUBD. S01, T01 S, R25E, BLOCK 1
Tax ID# CO2099 LOT 12-13 (LESS N20' FOR STREET)
2. Address (If unknown, contact the City Engineer's office) or general location: _____
2940 GRAND AVENUE, BILLINGS, MT 59102
3. Owner (s): DONNA BLISS
(Recorded Owner) _____
2614 HIGHWOOD DRIVE
(Address) _____
406-671-7070 DONNA@BLISSREALSTATE.NET
(Phone Number) (Email)
4. Agent (s): HQFA ARCHITECTS, PLLC
(Name) _____
800 GRANITE TOWER, 222 NORTH 32ND STREET
(Address) _____
406-248-7811 JWINKLER@HQFA.NET
(Phone Number) (Email)
5. Section of the Site Development Ordinance that this request for variance applies to: _____
SECTION 6-1203, OFF-STREET PARKING REQUIREMENTS
6. Reason for request: EXISTING LOT IS NOT LARGE ENOUGH TO
ACCOMMODATE THE EXISTING BUILDING AND THE
REQUIRED OFF-STREET PARKING
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: _____

(Recorded Owner)

Date: 10/31/13

Fee: 200⁰⁰

Receipt #: 033120

Hearing Date: _____

Application # ENG-13-04300

October 31, 2013

City of Billings
Engineering Department
2224 Montana Avenue
Billings, MT 59101

To Whom It May Concern:

Beartooth Crossfit submits the following information to help answer questions you may have regarding the nature of Crossfit, the difference between Crossfit and other workout gyms/fitness centers, and the parking impact that this type of facility is likely to have in this area during hours of operation.

Crossfit is an international organization dedicated to the improvement of the physical fitness industry, in general, and to serving the fitness needs of individuals in local communities. Crossfit is designed to provide educational experience and direct support for participants. Crossfit franchises are not drop-in 24 hour fitness centers. They operate on planned instructional schedules providing participants with leveled fitness training, nutritional support and structured competitions. This is dramatically different from a conventional fitness center which is open for long continuous hours every day and its members coming and going at their convenience, thus the need for them to have a large amount of on-site parking. Crossfit members attend scheduled classes and workouts. For this reason, Beartooth Crossfit, as with any Crossfit, can regulate the number of participants present at any given time and there are no peak times of the day during which the gym will have a large number of individuals working out at the same time.

Beartooth Crossfit's planned hours of operation are as follows:

Monday through Friday	4 a.m. – 7 a.m. 10 a.m. – 1 p.m. 4 p.m. – 8 p.m.
Saturday	10 a.m. – 1 p.m.
Sunday	Closed

These hours of operation are similar to other Crossfit gyms locally, nationally and internationally. The typical number of Crossfit members working out at one time is 3-5 member classes and 1 instructor. This is the reason for the low parking requirement.

In short, Crossfit gyms are not like traditional workout facilities in size, membership, workouts, hours of operation or particularly in parking requirements.

Thank you for your consideration of this matter. Please let us know if we can provide further information or answer additional questions.

Sincerely,



Dru Rietz-Weems
Co-Owner Beartooth Crossfit
Billings, MT

drw