

Variance 1235 – 607 4th Ave N (aka 411 N 7th St)
Applicant Letter and Site Plans

June 06, 2016

City of Billings
Planning & Community Services Department
2825 3rd Avenue North, 4th Floor
Billings, MT 59101

Re: Variance Application for Vision Triangle at
Car Wash to Comply with AASHTO Regulations
601 N. 4th Avenue
Billings, MT 59101
Job No.: 1501-01
PR: # BP-16-01440

Statement for the Chairperson of the Board of Adjustment:

The intended use which meets current zoning regulations is for an express car wash. The variance being sought is to replace the generic vision triangle requirements with specific AASHTO regulations for this condition. At advice and support from the Planning Department Staff, we are hereby submitting the attached materials for consideration.

The following items are specifically targeted to answering the specific variance application questions. Thank you for your time and consideration for this variance process.

1. What reasons prevent you from using this property in conformance with the Zoning Regulation requirements?

Response: Building is situated so it does not quite meet ordinance for adopted clear vision triangle. During the planning and preliminary city review process we explored alternatives for building location and configuration. The Owner's original preferred concept had the building sited east to west along the north property line and met ordinance standards. At great expense due to added retaining walls and business functionality the Owner agreed to move the building to align with the east property at the request of planning staff as to align with future EBURD District standards that were and still are not yet adopted.

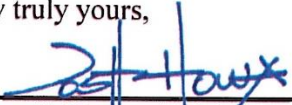
We are submitting with this application Exhibit "A", a very clear and reasonable alternative compliance method proposed that meets AASHTO requirements. Building encroaches in vision triangle from stop bar but not in AASHTO triangles based on 14.5' and 18.0' back from edge of traveled way. The same is true for analysis of left turn from minor approach in the inner left turn lane.

Unfortunately, this condition was not apparent during initial project review process with the city. As reviewed, there have been several recent examples of similar developments who received favorable outcome through this similar variance process.

2. *Why is there a need for the intended use of the property at this location?*

Response: At special request of planning staff, the Owner agreed to locate the building in the configuration currently identified. This configuration best aligns with planning visions of the future EBURD district ordinances.

Very truly yours,

A handwritten signature in blue ink, appearing to read "Joshua E. Howa", written over a horizontal line.

Joshua E. Howa, AIA / Owner's Representative

Cc: File

P:\81105_06_CS_2212_T1_Splint_Splint_PMCADD_C3DBASE_DWG\81105_06_SITE_BASE.dwg, Model, 5/17/2016 11:22:47 AM, dclark, 1:10

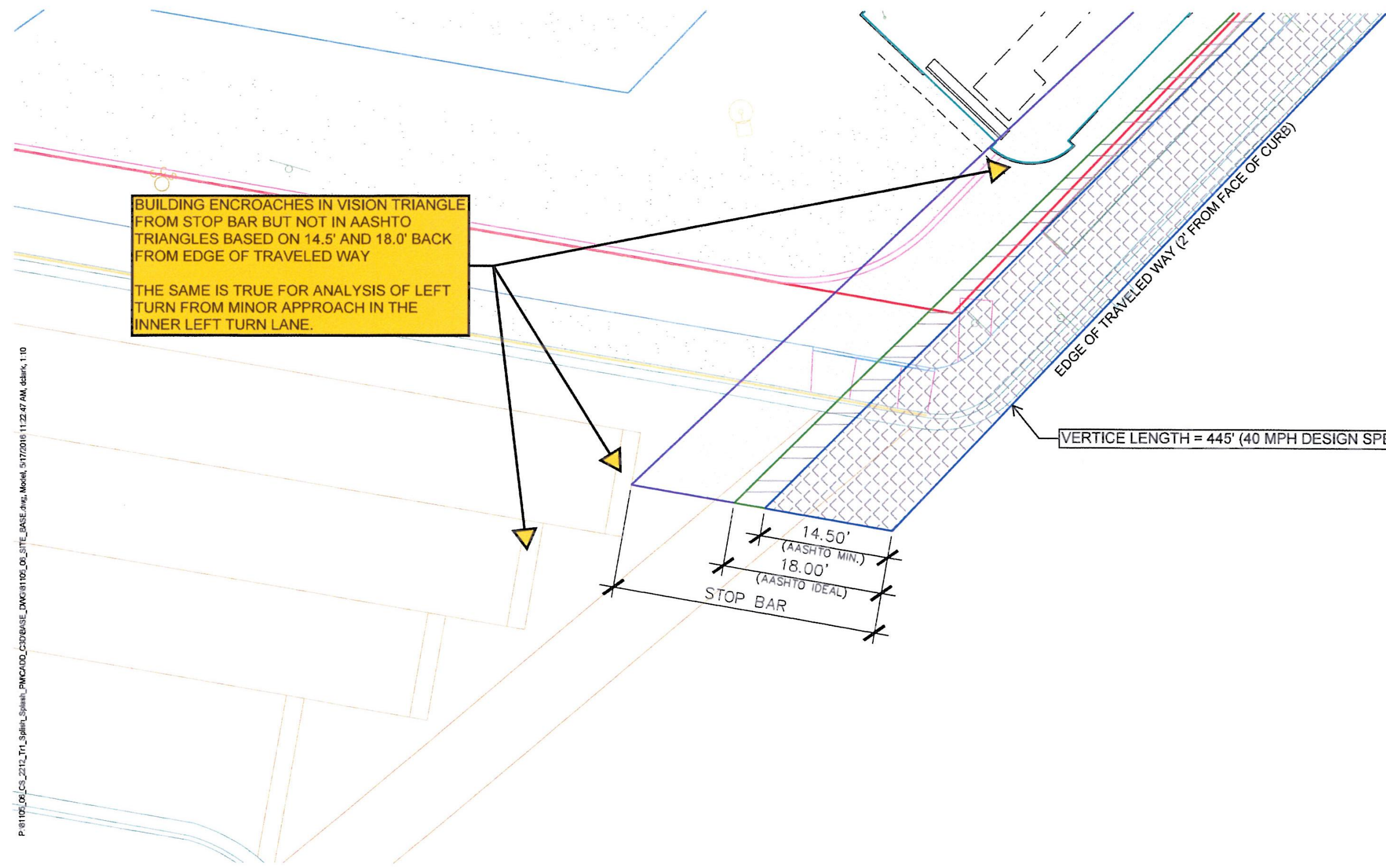
BUILDING ENCROACHES IN VISION TRIANGLE FROM STOP BAR BUT NOT IN AASHTO TRIANGLES BASED ON 14.5' AND 18.0' BACK FROM EDGE OF TRAVELED WAY

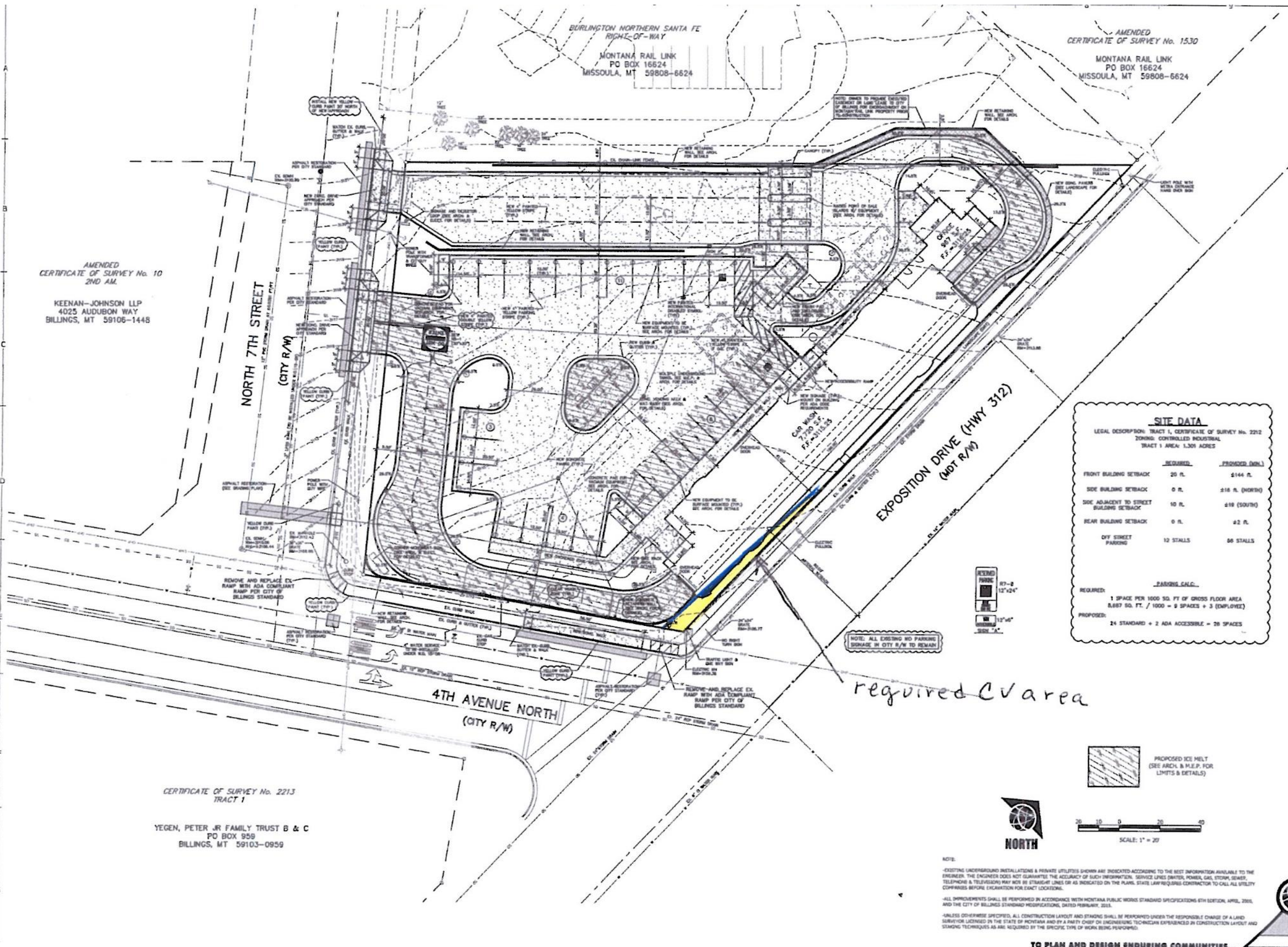
THE SAME IS TRUE FOR ANALYSIS OF LEFT TURN FROM MINOR APPROACH IN THE INNER LEFT TURN LANE.



VERTICE LENGTH = 445' (40 MPH DESIGN SPEED)

EDGE OF TRAVELED WAY (2' FROM FACE OF CURB)





AMENDED
CERTIFICATE OF SURVEY No. 10
2ND AM.

KEENAN-JOHNSON LLP
4025 AUDUBON WAY
BILLINGS, MT 59106-1448

CERTIFICATE OF SURVEY No. 2213
TRACT 1

YEGEN, PETER JR FAMILY TRUST B & C
PO BOX 959
BILLINGS, MT 59103-0959

BURLINGTON NORTHERN SANTA FE
RIGHT-OF-WAY

MONTANA RAIL LINK
PO BOX 16624
MISSOULA, MT 59808-6624

AMENDED
CERTIFICATE OF SURVEY No. 1530

MONTANA RAIL LINK
PO BOX 16624
MISSOULA, MT 59808-6624

SITE DATA

LEGAL DESCRIPTION: TRACT 1, CERTIFICATE OF SURVEY No. 2212
ZONING: CONTROLLED INDUSTRIAL
TRACT 1 AREA: 1.301 ACRES

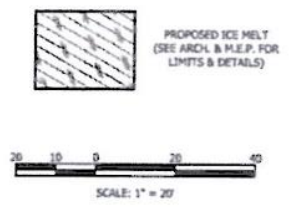
	REQUIRED	PROPOSED (SQ. FT.)
FRONT BUILDING SETBACK	20 FT.	2144 FT.
SIDE BUILDING SETBACK	0 FT.	216 FT. (NORTH)
SIDE ADJACENT TO STREET BUILDING SETBACK	10 FT.	219 (SOUTH)
REAR BUILDING SETBACK	0 FT.	42 FT.
OFF STREET PARKING	12 STALLS	88 STALLS

PARKING CALC.

REQUIRED: 1 SPACE PER 1000 SQ. FT. OF GROSS FLOOR AREA
8887 SQ. FT. / 1000 = 8 SPACES + 3 (EMPLOYEE)

PROPOSED: 24 STANDARD + 2 ADA ACCESSIBLE = 26 SPACES

required CV area



NOTE:
-EXISTING UNDERGROUND INSTALLATIONS & PRIVATE UTILITIES SHOWN ARE INDICATED ACCORDING TO THE BEST INFORMATION AVAILABLE TO THE ENGINEER. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF SUCH INFORMATION. SERVICE LINES (WATER, POWER, GAS, STORM, SEWER, TELEPHONE & TELEVISION) MAY NOT BE STRAIGHT LINES OR AS INDICATED ON THE PLANS. STATE LAW REQUIRES CONTRACTOR TO CALL ALL UTILITY COMPANIES BEFORE EXCAVATION FOR EXACT LOCATIONS.
-ALL IMPROVEMENTS SHALL BE PERFORMED IN ACCORDANCE WITH MONTANA PUBLIC WORKS STANDARD SPECIFICATIONS 6TH EDITION, APRIL, 2003, AND THE CITY OF BILLINGS STANDARD SPECIFICATIONS, DATED FEBRUARY, 2011.
-UNLESS OTHERWISE SPECIFIED, ALL CONSTRUCTION LAYOUT AND STAKING SHALL BE PERFORMED UNDER THE RESPONSIBLE CHARGE OF A LAND SURVEYOR LICENSED IN THE STATE OF MONTANA AND BY A PARTY CHIEF OR UNDERSTANDING TECHNICIAN EXPERIENCED IN CONSTRUCTION LAYOUT AND STAKING TECHNIQUES AS ARE REQUIRED BY THE SPECIFIC TYPE OF WORK BEING PERFORMED.

SANDERSON STEWART
www.sanderasonsiewwrt.com



DATE: 06/11/2014
FILE: 81105_06_SITE_PROD.DWG
PROJECT NO.: 81105.06
CAD: ATY
QUALITY ASSURANCE:
REVISIONS:
DATE DESCRIPTION
04/01/14 BID SET
05/11/14 CITY COMMENTS

SPLASH CAR WASH
TRACT 1,
CERTIFICATE OF SURVEY NO. 2212
BILLINGS, MONTANA
SITE PLAN

