

Variance 1254 – 3933 Central Avenue
Applicant Letter and Site Plans

February 1, 2017

To whom it may concern:

Grant Road LLC is requesting a height variance on our upcoming project (Shiloh Commons) which will be located at the northeast corner of Shiloh Road and Central Avenue. There will be four buildings in total and each one will have underground parking, a floor of retail, and three floors of residential apartments.

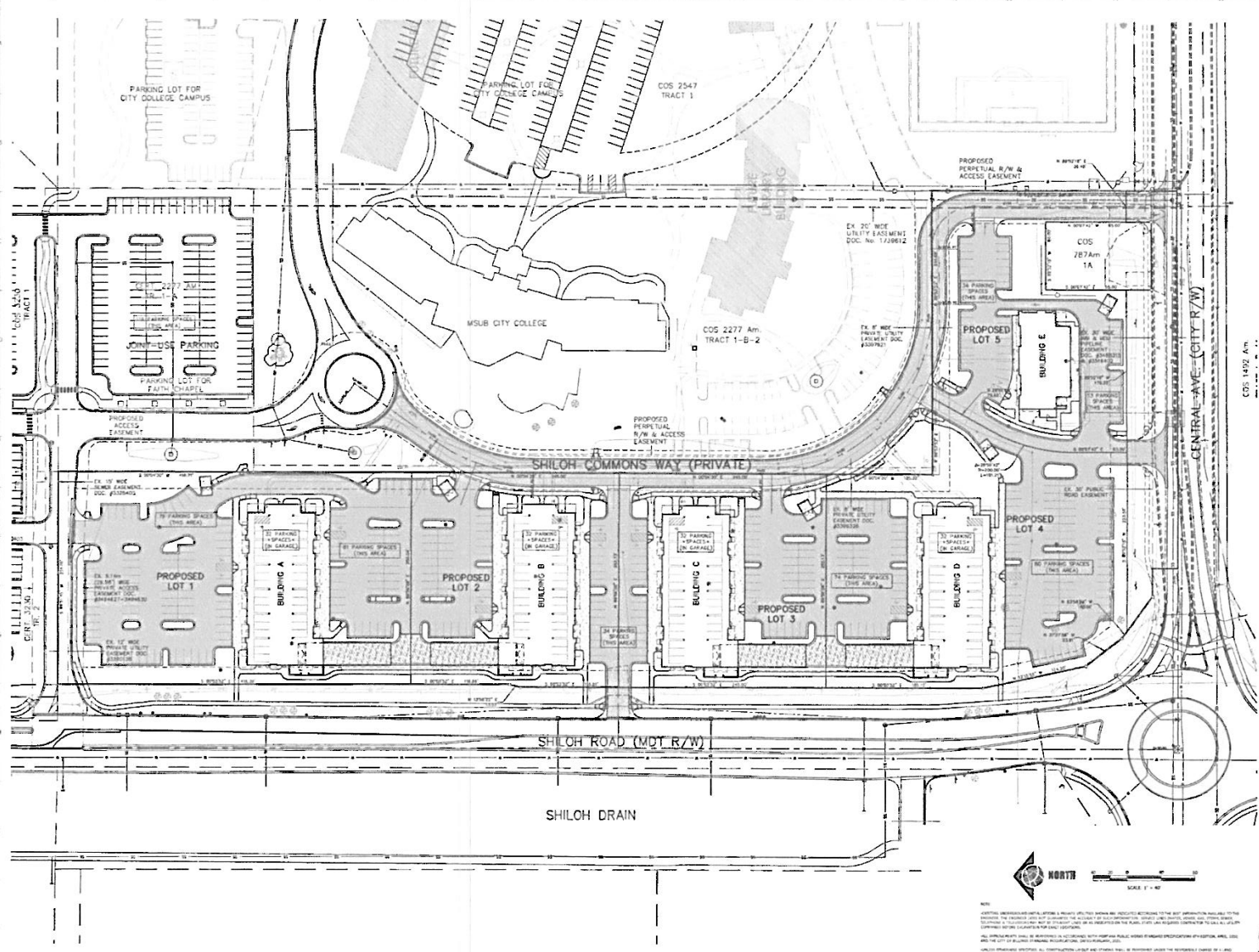
This mixed-use project incorporates several of the design elements mentioned in the Shiloh Corridor Overlay (Section 27-1400) zoning article. We feel the design of Shiloh Commons will help the city achieve the overall purpose behind this special zoning district. It's modern styling, coupled with 144 luxurious living spaces will make this a highly desirable destination for retail patrons, apartment renters, and people looking for a good meal.

Due to these buildings having underground parking as well as the height needed to accommodate the retail space, the finished rooftop height is estimated at 48'4-7/8". Grant Road LLC would like to request a variance to go from 45' to 50' (not including parapets, stair towers, or elevator shafts). This variance will allow this project to proceed as planned.

Thank you for your consideration,



Dan Carr
Grant Road LLC



SANDERSON STEWART
 ARCHITECTS

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COS 1492 Am.

SHILOH COMMONS
 TRACT 1-B, CERTIFICATE OF SUBDIVISION, 2017
 BILLINGS, MONTANA
 OVERALL SITE PLAN



NOTES:
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STUDIO ARCHITECTS 4



STUDIO
ARCHITECTS 4