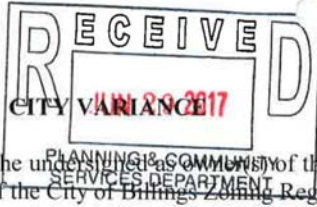


**ATTACHMENT**  
Application



**APPLICATION FORM**

ID: Billings Variance # 1264 - Project # PZ-17-00116

The undersigned PLANNING & COMMUNITY SERVICES DEPARTMENT of the following described property hereby request a Variance from the terms of the City of Billings Zoning Regulations.

TAX ID # A18723 CITY ELECTION WARD # 3 (BILLINGS)

Legal Description of Property: YWCA SUBD, S05, T01 S, R26 E, Lot 1-10, & VAC 10 ST W (17)

Address or General Location (If unknown, contact City Engineering): 909 Wyoming Avenue  
(902 Wyoming listed in the Yellowstone County Tax Information)

Zoning Classification: CC – Community Commercial

Size of Parcel (Area & Dimensions): 87,584 sq. ft. existing 34,110 s.f. proposed (See attached drawings)

Covenants or Deed Restrictions on Property: Yes \_\_\_\_\_ No X \_\_\_\_\_

If yes, please attach to application

Variance(s) Requested: Lot Area for Number (#) of Units – The required square footage under current zoning for 24 units would require 16,000 s.f. for the first 8 units and 24,000 s.f. for the remaining 16 units at 1,500 s.f. for every additional unit for a total lot square footage of 40,000. We are requesting a variance to allow us to provide the 24 units in a lot area of 34,110 s.f. or 1,421.25 s.f. per unit- See attached drawings, proposed Plat and aerial views.

Facts of Hardship: The project has only 34,110 s.f. available for 24 units – See attached responses to 1.A., 1.B., and 2 of the submittal packet.

\*\*\* Additional information may be required as determined by the Zoning Coordinator in order to fully evaluate the application.

Owner(s): Young Women’s Christian Association (902 Wyoming listed in Yellowstone County Tax)  
(Recorded Owner)  
909 Wyoming Avenue, Billings, Montana 59101

(Address)  
406-252-6303 ceo@ywcabillings.org; cfo@ywcabillings.org  
(Phone Number) (email)

Agent(s): Merry Lee Olson, CEO – YWCA-Billings  
(Name)  
909 Wyoming Avenue, Billings, Montana 59101

(Address)  
406-252-6303 ceo@ywcabillings.org  
(Phone Number) (email)

\_\_\_\_\_  
Jon Phillips, CFO – YWCA-Billings

(Name)

909 Wyoming Avenue, Billings, Montana 59101

\_\_\_\_\_  
(Address)

406-252-6303

cfo@ywcabillings.org

\_\_\_\_\_  
(Phone Number)

\_\_\_\_\_  
(email)

\_\_\_\_\_  
Michael J. Burke, AIA – HGFA-Architects, PLLC

(Name)

222 North 32<sup>nd</sup> Street, Ste. 800, Billings, Montana 59101

\_\_\_\_\_  
(Address)

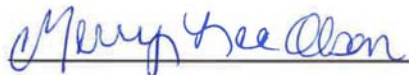
406-248-7811

[hgfa@hgfa.net](mailto:hgfa@hgfa.net); [mburke@hgfa.net](mailto:mburke@hgfa.net)

\_\_\_\_\_  
(Phone Number)

\_\_\_\_\_  
(email)

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 a Variance. Also, I attest that all the information presented herein is factual and correct.

Signature:  Date: 6/29/17 (Recorded Owner)

City Variance Application 2016-2017

1. Answer the following questions:

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

**Response:** YWCA Billings (YWCA) is seeking the City's assistance in preventing the permanent encumbrance of our property immediately adjacent to the east of the proposed Lot 8A which includes the playground and park that nurtures and provides healthy outdoor activity for children between the ages of 1 and 5 years through the YWCA Child Center, a program that is not related to Gateway Vista Apartments.

Based on the entire property that YWCA owns on Wyoming Avenue, the 24-unit apartment complex fits within the zoning requirements. As part of the low income housing tax credit program through which the project is being constructed, it is required that the specific property that houses the 24 units be separated from the YWCA property holdings (see the attached proposed Plat).

The required square footage under current zoning would require a 40,000 square foot lot. YWCA is requesting a variance to allow the 24 units to be built in a lot area of 34,110 s.f. The adjacent YWCA playground/park to the east would remain unchanged and the newly plated property will remain part of the overall campus which occupies a full City block between 9<sup>th</sup> and 10<sup>th</sup> Streets West and Wyoming and Yellowstone Avenues. There is no more property adjacent to this project as it abuts an adjacent property owner to the west, an alley to the north, Wyoming Avenue to the south and the previously described YWCA playground/park and main campus facilities to the east.

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

**Response:** For 20 years YWCA has offered safety and hope for victims of domestic and sexual violence at the Gateway Shelter. As the only secure, 24-hour, 365 days-per-year shelter in an 18,512 square mile area, Gateway provides nearly 8,000 nights of protection annually to hundreds of women and children. Nearly 98 percent of those served are disadvantaged or under-served. When women complete their stay at the shelter, one of their greatest challenges is finding an affordable place to live as they try to find employment and care for their children.

When completed in 2018, Gateway Vista Apartments will not only provide a safe, affordable place to live, it will also offer women the opportunity to work with a case manager to attain the skills, training or education for a good job that will allow them to provide for themselves and their families. Tenants will be offered an umbrella of wrap-around services including legal, financial, mental health and employment and training counseling at no additional charge.

YWCA's Gateway Vista Apartment will provide a safe haven at rents scaled to low-

income individuals and allows the YWCA to provide the needed additional services in that building and the immediately adjacent campus. This issue led to the YWCA working in conjunction with Mountain Plains Equity to acquire Federal tax credits administered by the Montana Board of Housing for low income housing tax credits. The 24 apartment units in this complex are what is necessary to meet the pro forma requirements submitted to receive the Montana Board of Housing for low income housing tax credits. The unit count cannot be reduced.

2. Prepare a written statement addressed to the Chairperson of the Board of Adjustment. State what is intended to be done with the property, including new construction or change in the use of the property, and why the variance is being sought.

**Response:**

Billings suffers from a huge shortage of low income housing. The Gateway Vista Apartments addresses this severe need and also focuses on one of the populations most vulnerable to the lack of available affordable housing—women who are victims of domestic abuse and their children.

While YWCA partners with the Housing Authority to find affordable housing for women who come to our shelter and/or enroll in our programs, the Authority manages only 274 total public housing units, with a vacancy rate of only 2 percent. Victims of domestic violence are not given priority on the public housing lists in this region and this means a wait time of six months to two years. Individuals who need one-bedroom units face a wait time of nearly seven years. This wait-time leaves victims of domestic violence vulnerable and at risk to becoming homeless, or returning to their abusive partners, and risking even worse abuse or even death, as they have nowhere else to go.

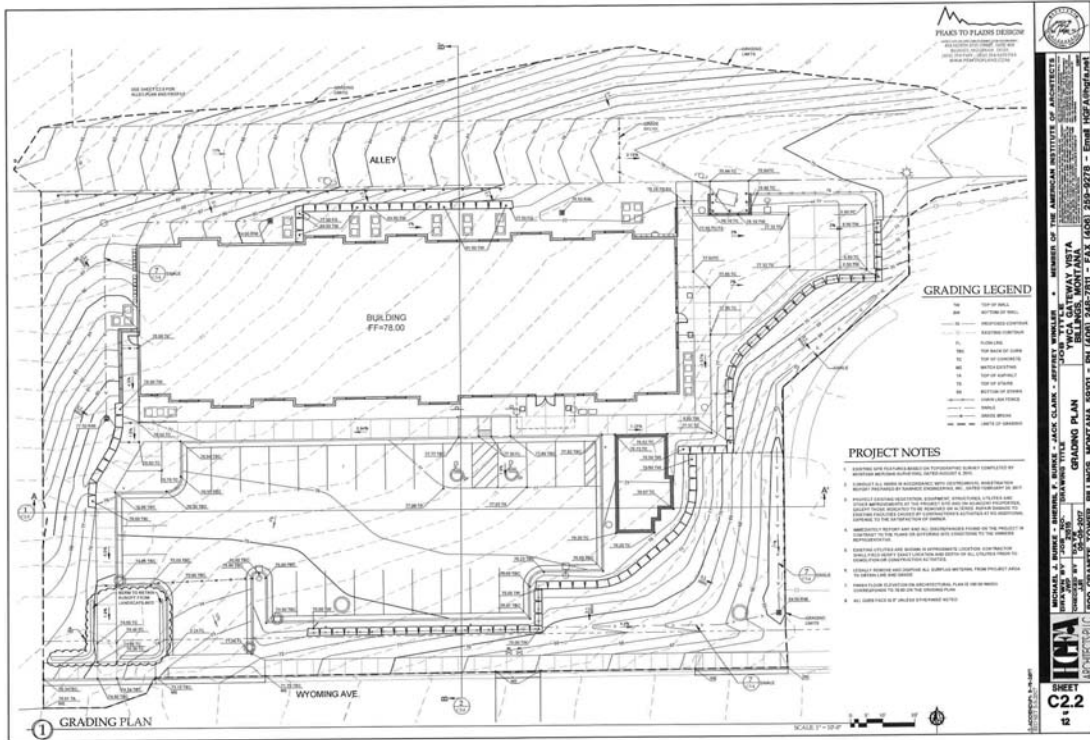
YWCA has worked diligently to shape and fund a project to build 24 affordable one and two bedroom housing apartments on the YWCA campus.

- The typical stay will be six months to two years and include YWCA's services for case management, counseling, legal service, skills training and job finding assistance
- Each family will pay rent, based on a sliding scale that is tied to their income
- The building will provide 582 sq ft in the 11 one bedroom units and 872 sq ft in the 13 two bedroom units as well as laundry facilities, a tenant computer lab, outdoor recreation spaces, storage, and parking with heaters. Gateway Vista will meet and exceed standards for energy efficiencies and "green" building requirements:

When completed in 2018, Gateway Vista will not only provide a safe, affordable place to live, it will also offer an umbrella of wrap-around services that help people transition from a life of violence and poverty to having jobs and living independently. It will provide Billings' low income and high vulnerable populations a hand up, rather than a hand out and help to close the gap in affordable housing in our community.

# ATTACHMENT

## Site Plan



**PEAKS TO PLAINS DESIGN**

**ARCHITECTURAL FIRM**

**GRADING PLAN**

**PROJECT: WYOMING GATEWAY HOTEL**

**ARCHITECT: MICHAEL J. BURKE, ARCHITECT, P.C.**

**PROJECT ADDRESS: 100 GRANITE TOWNSHIP, BILLINGS, MONTANA 59001**

**PHONE: (406) 248-7911 FAX: (406) 248-9278 E-MAIL: MJB@MJA.COM**

**DATE: 08/11/11**

**SCALE: 1" = 10'-0"**

**C22**