

April 20, 2017

Mr. Wayne Ware
Senior Engineering Technician
City of Billings – Public Works Department
2224 Montana Avenue
Billings, MT 59101

Reference: Twin Pines Townhomes
Variance Request for Number of Drive Approaches
Project No. 98050.50

Dear Mr. Ware:

On behalf of our client, we are requesting a variance for the number of drive approaches for the Twin Pines Townhomes from a portion of Bell Avenue that is currently not constructed. The development is located on Tract 3 of the Amended Tracts 1, 2, and 3 of Certificate of Survey No. 1648.

As stated in the City of Billings Municipal Code (Article 6-1208(5)), not more than two (2) driveways shall be provided to any single property tract or business establishment, except where the property frontage exceeds six-hundred (600) feet, there may be one (1) additional driveway for each additional three hundred (300) feet of frontage.

The proposed development has approximately 919 feet of frontage along Bell Avenue, which by code may contain 3 drive approaches. Because of the dimensions of the lot, the proposed layout was developed with residential units facing Bell Avenue to maximize the beneficial use of the site and eliminate a double street frontage.

The requested variance is to incorporate 12 driveway approaches and two private road approaches to the tract, which is more than allowed by the municipal code. If the proposed duplexes fronting Bell Avenue were located on individual lots, they would meet the City zoning and curb cut requirements as shown on the attached exhibit. Attached is a site exhibit and variance exhibit showing individual lots for the variance request.

A majority of the dwelling units within the project access from 3 private road approaches (2 from Bell Avenue and 1 from Central Avenue); additional approaches are necessary for driveway access from Bell Avenue.



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