

Applicant Letter and Site Plans

March 23, 2018

To: Chairperson of the Board of Adjustment

**RE. Lot size variance
1333 N. 27th Ave.**

From: Shaun Shahan, Slow River, LLC

The current property consists of an older building on a non-conforming lot that has served previously as a call center. Because of the age of the building and the non-conformity of the lot, the building has little to no use for habitation and has been predominantly vacant for the better part of a decade.

The property has been completely gutted and abated. This will be a complete rehab including but not limited to: new plumbing, electrical, windows, sheetrock, flooring, sprinkler system, electronic entrance, roof, decking, paint and facade facelift. In addition to this, the back half of the property will be raised to provide on-site parking. This is an existing building being redeveloped for active use in the main corridor to downtown.

The lot size variance is being sought to provide much needed housing in the hospital and MSU-B district. This will provide housing within walking distance to the University and Hospitals.

The clientele for this property include but are not limited to: Undergrad, post grad, and foreign exchange students at MSU-B. Single professionals working downtown that would otherwise have to commute from the west end. Hospital staff and employees, including residency students, and/or traveling nurses/doctors.

At present, the majority of new smaller 1 bedroom and studio apartments, (over 90%) are located on the West end of Billings. The handful of available studios or one bedrooms in the Hospital corridor typically consist of a room in an existing home. Currently, clientele have a couple of choices; to commute from the West end, which provides stress on City resources, or

try to find existing rental opportunities in the North side(Rental district), which puts pressure on the North Park community. Many of these rental choices are older homes that have numerous people living in them, preventing rehabilitation of single family homes for ownership and stress on city resources ,i.e, police surveillance etc.

The property currently has a parking variance for the building. However, out of convenience , safety, and consideration for surrounding neighbors, the owner is raising the back half of the property to provide on-site parking. In addition, if a student at MSU-B, there is a parking garage across the street.

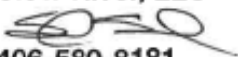
The property is located on the main corridor leading to our downtown. Owner will take a vacant eyesore and provide an esthetic building that will serve professionals employed in the near vicinity and students that can walk to campus.

Because of the non-conforming building and lot, the property has had no viable use in years. The variance is being sought to provide a needed service to immediate community and take an existing non-conforming vacant building and make it a viable asset to the Downtown corridor, that will appeal to investors and tenants alike.

To accomplish this, the owner respectfully asks for approval of the lot size variance to provide 8 units described above.

Thank you for your time and consideration ,

Shaun Shahan
Slow River, LLC



406-580-8181

Shaun@shahanent.com

Variance questions-1333 N. 27th, Billings, MT.

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

Answer: The size of the lot prohibits more than two(2) units based on the existing zoning -Community Commercial (CC). Applicant is asking for a lot size variance to allow up to 8 units on site. The property currently consists of an existing non-conforming building and lot based on present use.

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

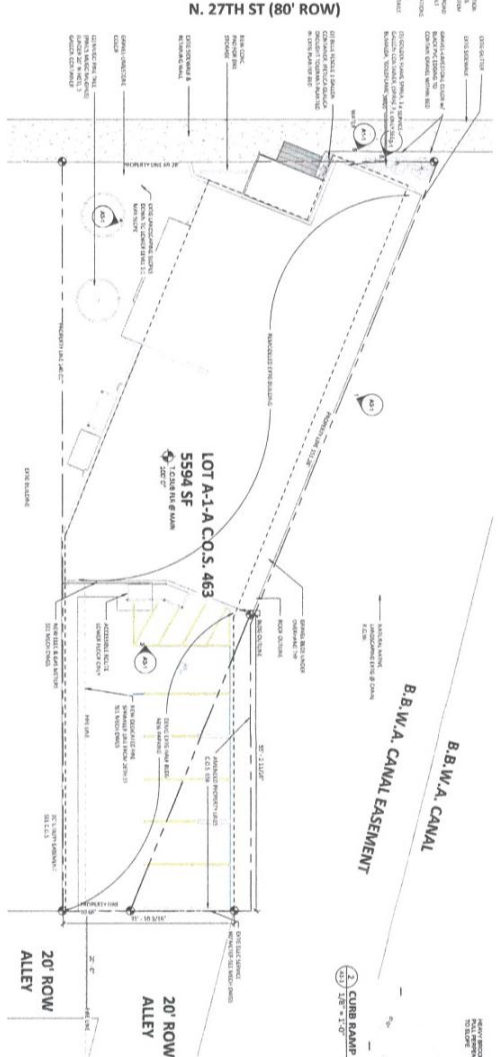
Answer: The subject property abuts to the MSU-B campus and is across the street from Yellowstone county's largest employers-Saint Vincent and Deconess hospitals. In addition, there are numerous medical facilities and millions of dollars of re-development on the same street. These include 406 Taproom, City Brew, Opportunity bank, and medical related properties.

There is an incredible need and want for quality housing to serve the MSU-B community, ie, upper level, graduates, and foreign students that have minimal choice for quality housing within walking distance to the University.

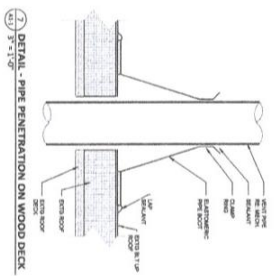
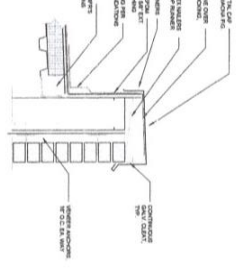
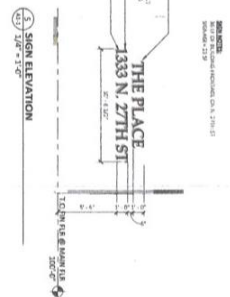
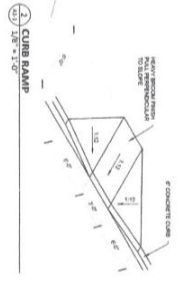
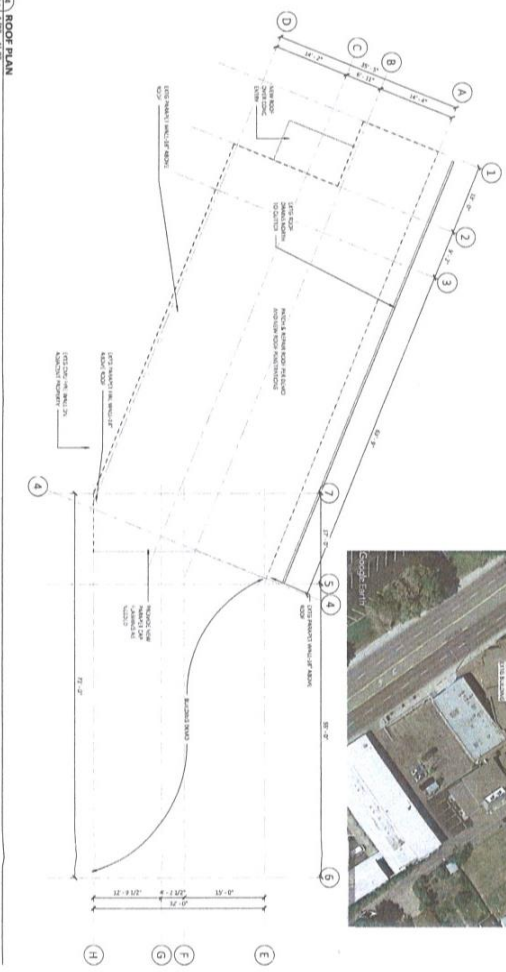
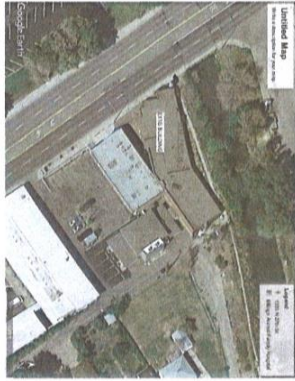
In addition, the Hospital community is growing at record pace and have little to no housing options within walking distance to the hospital to serve residency students, nurses, hospital staff and employers, not to mention traveling nurses and/or doctors.

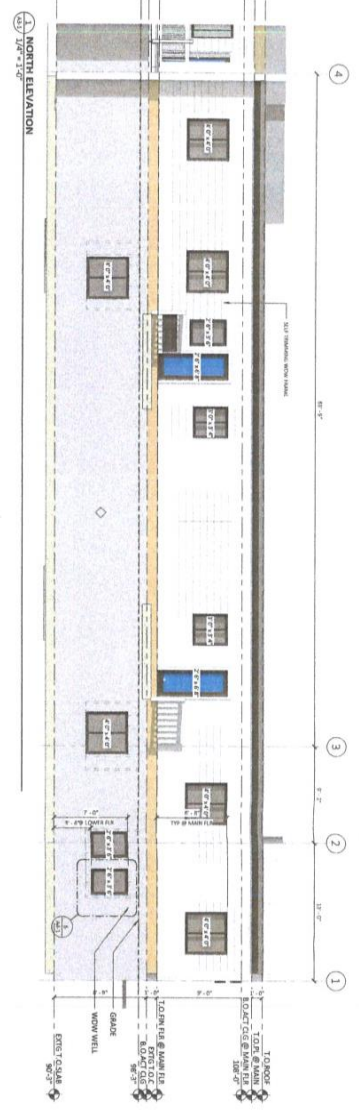
The property is located in the most common and famous entryway to downtown and provides the occupancy of otherwise vacant eyesore of a property leading to the heart of the community.

- NOTES:**
1. PROVIDE ALL MATERIALS AND FINISHES IN ACCORDANCE WITH THE SPECIFICATIONS AND NOTES.
 2. PROVIDE ALL MATERIALS AND FINISHES IN ACCORDANCE WITH THE SPECIFICATIONS AND NOTES.
 3. PROVIDE ALL MATERIALS AND FINISHES IN ACCORDANCE WITH THE SPECIFICATIONS AND NOTES.
 4. PROVIDE ALL MATERIALS AND FINISHES IN ACCORDANCE WITH THE SPECIFICATIONS AND NOTES.
 5. PROVIDE ALL MATERIALS AND FINISHES IN ACCORDANCE WITH THE SPECIFICATIONS AND NOTES.
 6. PROVIDE ALL MATERIALS AND FINISHES IN ACCORDANCE WITH THE SPECIFICATIONS AND NOTES.
 7. PROVIDE ALL MATERIALS AND FINISHES IN ACCORDANCE WITH THE SPECIFICATIONS AND NOTES.
 8. PROVIDE ALL MATERIALS AND FINISHES IN ACCORDANCE WITH THE SPECIFICATIONS AND NOTES.
 9. PROVIDE ALL MATERIALS AND FINISHES IN ACCORDANCE WITH THE SPECIFICATIONS AND NOTES.
 10. PROVIDE ALL MATERIALS AND FINISHES IN ACCORDANCE WITH THE SPECIFICATIONS AND NOTES.



1 SITE PLAN
1/8" = 1'-0"

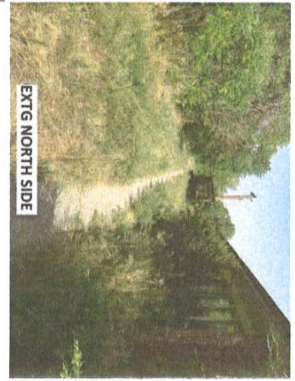




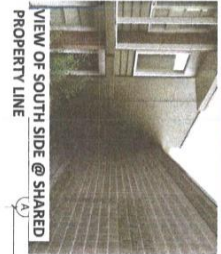
EXTG ENTRY



VIEW OF EAST SIDE DOWN ALLEY



EXTG NORTH SIDE



VIEW OF SOUTH SIDE @ SHARED PROPERTY LINE



ZONING REVIEW SET

A3-1
3.22.18

EXTERIOR ELEVATIONS

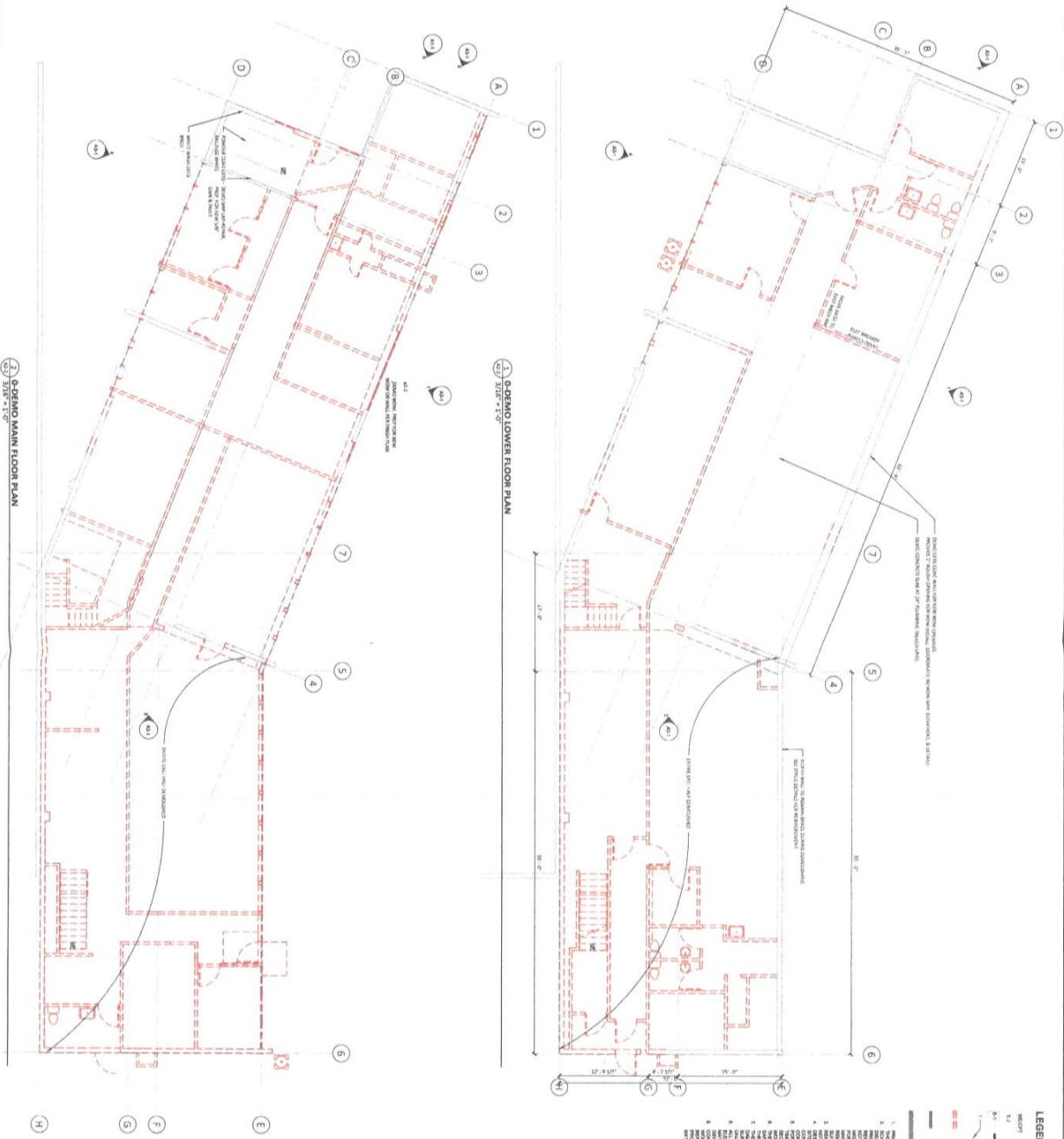
REV	DATE
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	



PHASE	DATE
PRE	
SD	
CD	

MICROHOUSING
1333 N 27TH ST
BILLINGS, MT
PROJECT #

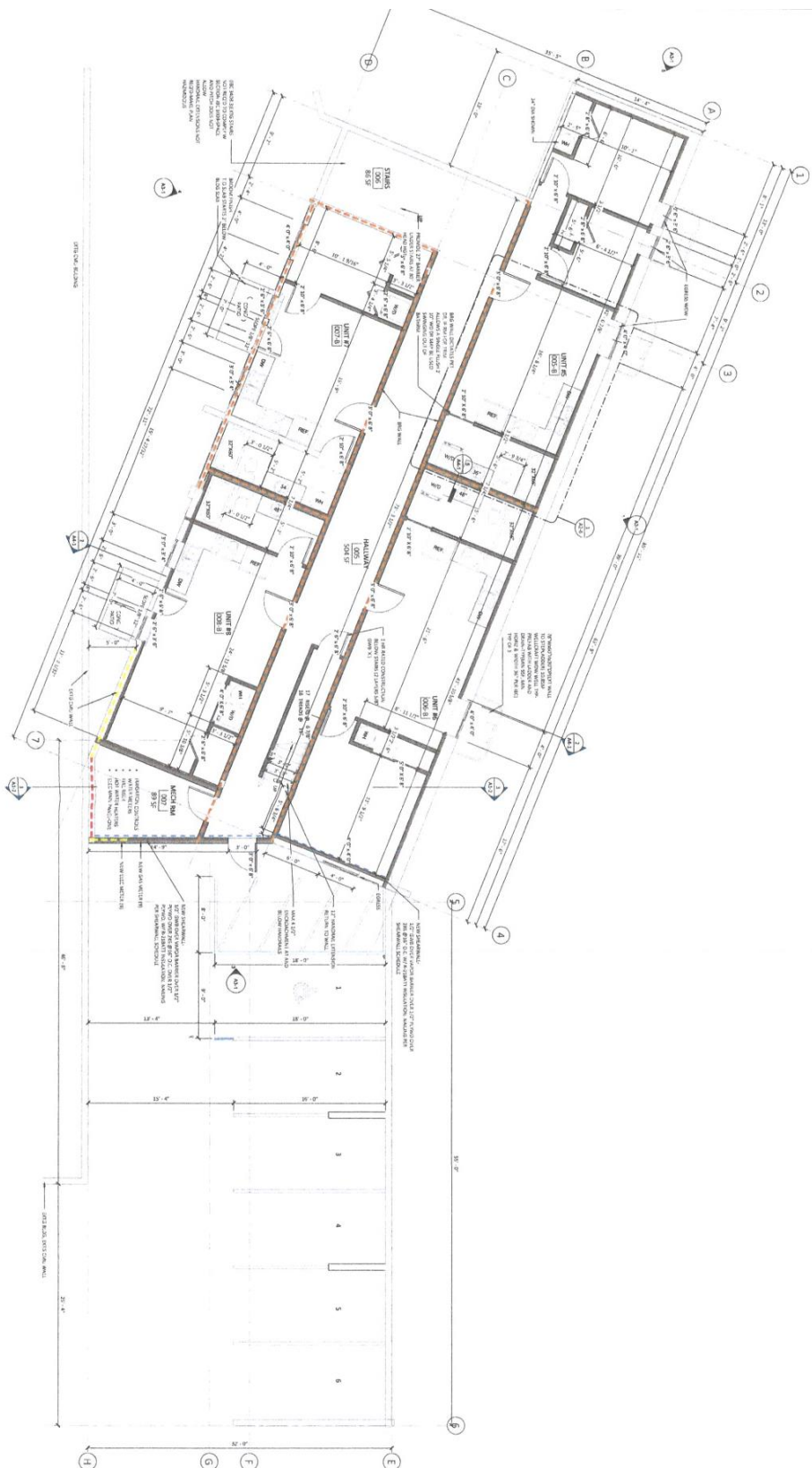




LEGEND - PLAN

1. DEMO TO REMOVE THE EXISTING WALL, SET THE EXISTING WALL TO ORIGINAL POSITION AND RECONSTRUCT THE WALL TO ORIGINAL POSITION. 2. DEMO TO REMOVE THE EXISTING WALL, SET THE EXISTING WALL TO ORIGINAL POSITION AND RECONSTRUCT THE WALL TO ORIGINAL POSITION. 3. DEMO TO REMOVE THE EXISTING WALL, SET THE EXISTING WALL TO ORIGINAL POSITION AND RECONSTRUCT THE WALL TO ORIGINAL POSITION. 4. DEMO TO REMOVE THE EXISTING WALL, SET THE EXISTING WALL TO ORIGINAL POSITION AND RECONSTRUCT THE WALL TO ORIGINAL POSITION. 5. DEMO TO REMOVE THE EXISTING WALL, SET THE EXISTING WALL TO ORIGINAL POSITION AND RECONSTRUCT THE WALL TO ORIGINAL POSITION. 6. DEMO TO REMOVE THE EXISTING WALL, SET THE EXISTING WALL TO ORIGINAL POSITION AND RECONSTRUCT THE WALL TO ORIGINAL POSITION. 7. DEMO TO REMOVE THE EXISTING WALL, SET THE EXISTING WALL TO ORIGINAL POSITION AND RECONSTRUCT THE WALL TO ORIGINAL POSITION. 8. DEMO TO REMOVE THE EXISTING WALL, SET THE EXISTING WALL TO ORIGINAL POSITION AND RECONSTRUCT THE WALL TO ORIGINAL POSITION. 9. DEMO TO REMOVE THE EXISTING WALL, SET THE EXISTING WALL TO ORIGINAL POSITION AND RECONSTRUCT THE WALL TO ORIGINAL POSITION. 10. DEMO TO REMOVE THE EXISTING WALL, SET THE EXISTING WALL TO ORIGINAL POSITION AND RECONSTRUCT THE WALL TO ORIGINAL POSITION.

1.1	EXISTING WALL	1.2	NEW WALL
1.3	EXISTING WALL	1.4	NEW WALL
1.5	EXISTING WALL	1.6	NEW WALL
1.7	EXISTING WALL	1.8	NEW WALL
1.9	EXISTING WALL	1.10	NEW WALL
1.11	EXISTING WALL	1.12	NEW WALL
1.13	EXISTING WALL	1.14	NEW WALL
1.15	EXISTING WALL	1.16	NEW WALL
1.17	EXISTING WALL	1.18	NEW WALL
1.19	EXISTING WALL	1.20	NEW WALL
1.21	EXISTING WALL	1.22	NEW WALL
1.23	EXISTING WALL	1.24	NEW WALL
1.25	EXISTING WALL	1.26	NEW WALL
1.27	EXISTING WALL	1.28	NEW WALL
1.29	EXISTING WALL	1.30	NEW WALL
1.31	EXISTING WALL	1.32	NEW WALL
1.33	EXISTING WALL	1.34	NEW WALL
1.35	EXISTING WALL	1.36	NEW WALL
1.37	EXISTING WALL	1.38	NEW WALL
1.39	EXISTING WALL	1.40	NEW WALL
1.41	EXISTING WALL	1.42	NEW WALL
1.43	EXISTING WALL	1.44	NEW WALL
1.45	EXISTING WALL	1.46	NEW WALL
1.47	EXISTING WALL	1.48	NEW WALL
1.49	EXISTING WALL	1.50	NEW WALL
1.51	EXISTING WALL	1.52	NEW WALL
1.53	EXISTING WALL	1.54	NEW WALL
1.55	EXISTING WALL	1.56	NEW WALL
1.57	EXISTING WALL	1.58	NEW WALL
1.59	EXISTING WALL	1.60	NEW WALL
1.61	EXISTING WALL	1.62	NEW WALL
1.63	EXISTING WALL	1.64	NEW WALL
1.65	EXISTING WALL	1.66	NEW WALL
1.67	EXISTING WALL	1.68	NEW WALL
1.69	EXISTING WALL	1.70	NEW WALL
1.71	EXISTING WALL	1.72	NEW WALL
1.73	EXISTING WALL	1.74	NEW WALL
1.75	EXISTING WALL	1.76	NEW WALL
1.77	EXISTING WALL	1.78	NEW WALL
1.79	EXISTING WALL	1.80	NEW WALL
1.81	EXISTING WALL	1.82	NEW WALL
1.83	EXISTING WALL	1.84	NEW WALL
1.85	EXISTING WALL	1.86	NEW WALL
1.87	EXISTING WALL	1.88	NEW WALL
1.89	EXISTING WALL	1.90	NEW WALL
1.91	EXISTING WALL	1.92	NEW WALL
1.93	EXISTING WALL	1.94	NEW WALL
1.95	EXISTING WALL	1.96	NEW WALL
1.97	EXISTING WALL	1.98	NEW WALL
1.99	EXISTING WALL	1.100	NEW WALL



9 FINISHED LOWER FLOOR PLAN

SHOWN WALL NOTES AND SCHEDULE

NO.	DESCRIPTION	THICKNESS	FINISH
1	CONCRETE	8" MIN.	1/2" GYP BOARD
2	STEEL DECKING	1/4" MIN.	1/2" GYP BOARD
3	CONCRETE	8" MIN.	1/2" GYP BOARD
4	STEEL DECKING	1/4" MIN.	1/2" GYP BOARD
5	CONCRETE	8" MIN.	1/2" GYP BOARD
6	STEEL DECKING	1/4" MIN.	1/2" GYP BOARD
7	CONCRETE	8" MIN.	1/2" GYP BOARD
8	STEEL DECKING	1/4" MIN.	1/2" GYP BOARD

ROOM SCHEDULE

UNIT NO.	ROOM NO.	ROOM TYPE	AREA (SQ. FT.)
1	101	2 BEDROOM	540 SF
1	102	1 BEDROOM	400 SF
1	103	1 BEDROOM	400 SF
1	104	1 BEDROOM	400 SF
1	105	1 BEDROOM	400 SF
1	106	1 BEDROOM	400 SF
1	107	1 BEDROOM	400 SF
1	108	1 BEDROOM	400 SF
1	109	1 BEDROOM	400 SF
1	110	1 BEDROOM	400 SF
1	111	1 BEDROOM	400 SF
1	112	1 BEDROOM	400 SF
1	113	1 BEDROOM	400 SF
1	114	1 BEDROOM	400 SF
1	115	1 BEDROOM	400 SF
1	116	1 BEDROOM	400 SF
1	117	1 BEDROOM	400 SF
1	118	1 BEDROOM	400 SF
1	119	1 BEDROOM	400 SF
1	120	1 BEDROOM	400 SF
1	121	1 BEDROOM	400 SF
1	122	1 BEDROOM	400 SF
1	123	1 BEDROOM	400 SF
1	124	1 BEDROOM	400 SF
1	125	1 BEDROOM	400 SF
1	126	1 BEDROOM	400 SF
1	127	1 BEDROOM	400 SF
1	128	1 BEDROOM	400 SF
1	129	1 BEDROOM	400 SF
1	130	1 BEDROOM	400 SF
1	131	1 BEDROOM	400 SF
1	132	1 BEDROOM	400 SF
1	133	1 BEDROOM	400 SF
1	134	1 BEDROOM	400 SF
1	135	1 BEDROOM	400 SF
1	136	1 BEDROOM	400 SF
1	137	1 BEDROOM	400 SF
1	138	1 BEDROOM	400 SF
1	139	1 BEDROOM	400 SF
1	140	1 BEDROOM	400 SF
1	141	1 BEDROOM	400 SF
1	142	1 BEDROOM	400 SF
1	143	1 BEDROOM	400 SF
1	144	1 BEDROOM	400 SF
1	145	1 BEDROOM	400 SF
1	146	1 BEDROOM	400 SF
1	147	1 BEDROOM	400 SF
1	148	1 BEDROOM	400 SF
1	149	1 BEDROOM	400 SF
1	150	1 BEDROOM	400 SF
1	151	1 BEDROOM	400 SF
1	152	1 BEDROOM	400 SF
1	153	1 BEDROOM	400 SF
1	154	1 BEDROOM	400 SF
1	155	1 BEDROOM	400 SF
1	156	1 BEDROOM	400 SF
1	157	1 BEDROOM	400 SF
1	158	1 BEDROOM	400 SF
1	159	1 BEDROOM	400 SF
1	160	1 BEDROOM	400 SF
1	161	1 BEDROOM	400 SF
1	162	1 BEDROOM	400 SF
1	163	1 BEDROOM	400 SF
1	164	1 BEDROOM	400 SF
1	165	1 BEDROOM	400 SF
1	166	1 BEDROOM	400 SF
1	167	1 BEDROOM	400 SF
1	168	1 BEDROOM	400 SF
1	169	1 BEDROOM	400 SF
1	170	1 BEDROOM	400 SF
1	171	1 BEDROOM	400 SF
1	172	1 BEDROOM	400 SF
1	173	1 BEDROOM	400 SF
1	174	1 BEDROOM	400 SF
1	175	1 BEDROOM	400 SF
1	176	1 BEDROOM	400 SF
1	177	1 BEDROOM	400 SF
1	178	1 BEDROOM	400 SF
1	179	1 BEDROOM	400 SF
1	180	1 BEDROOM	400 SF
1	181	1 BEDROOM	400 SF
1	182	1 BEDROOM	400 SF
1	183	1 BEDROOM	400 SF
1	184	1 BEDROOM	400 SF
1	185	1 BEDROOM	400 SF
1	186	1 BEDROOM	400 SF
1	187	1 BEDROOM	400 SF
1	188	1 BEDROOM	400 SF
1	189	1 BEDROOM	400 SF
1	190	1 BEDROOM	400 SF
1	191	1 BEDROOM	400 SF
1	192	1 BEDROOM	400 SF
1	193	1 BEDROOM	400 SF
1	194	1 BEDROOM	400 SF
1	195	1 BEDROOM	400 SF
1	196	1 BEDROOM	400 SF
1	197	1 BEDROOM	400 SF
1	198	1 BEDROOM	400 SF
1	199	1 BEDROOM	400 SF
1	200	1 BEDROOM	400 SF

ZONING REVIEW SET

A2.4
3.22.18

FINISHED LOWER FLOOR AND ROOF PLAN

REV	DATE	BY	CHKD
A	3.22.18	ELS	ELS
B			
C			
D			
E			



PHASE	DATE
PRE	
SC	
CD	
CB	

MICROHOUSING
1333 N. 27TH ST
BILLINGS, MT
PROJECT #



