



Re: Special Review 967 – 4007 Ave B

To: Billings City Zoning Commission.

This letter is to voice our support for the request to relocate an existing beer and wine license with gaming to Lot 1A, Block 2 of the Goodman subdivision.

Currently there are existing similar uses in the area and there are provisions in place to allow this variance to be granted such as physical barriers etc. Further, this will not add a casino to the city. It will transfer location of the license of an existing business.

As for the architecture, it will be designed to meet the Shiloh Corridor Zoning Guidelines as well as be presented in a tasteful manor that compliments the neighboring architecture (No neon palm trees!)

Additionally, this will be combined with a locally owned sandwich shop that is expanding and the project in whole would be in the nature of what exists in the area currently.

Respectfully,

A handwritten signature in blue ink, appearing to read "Frank Nienaber", written in a cursive style.

Frank Nienaber AIA



123 Regal Street • Billings, Montana 59101

(406) 252-6298 • Fax (406) 252-4385

August 2, 2018

Zoning Commission & City Council  
City County Planning Division  
2825 3<sup>rd</sup> Avenue North, 4<sup>th</sup> Floor  
Billings, MT 59101

RE: Special Review # 967, Request for Waiver

Please consider this letter in support of approval of Special Review # 967 for the development of the new Palms West Tap Room & Topz Sandwich Company to be located on the corner of Shiloh Road & Avenue B. Our client is requesting a waiver of the 600 foot separation rule for the existing church located 500 feet to the north, measured property line to property line. This waiver has been approved on previous projects we have been involved in recently, including the Copper Creek Casino project located on 18<sup>th</sup> Street West. The circumstances are similar in regards to a physical visual barrier which blocks a visual sight line, including very mature existing landscaping, other businesses including a strip retail center, and Avenue C all exist between these two properties.

This project also meets the infill development guidelines encouraged by City codes, is compatible with the surrounding businesses, and provides this growing business area with another option for food & beverage. The construction project will provide jobs for our employees & subcontractors and the business when completed will provide 20-25 permanent positions.

The finished product will be architecturally pleasing and meet all requirements of the North Shiloh Overlay District.

In closing, we respectfully request that you approve this Special Review and waiver to allow these two young entrepreneurs to building their new development on this vacant lot.

Thank you.

Sincerely,

Jerry W. Jones, President  
Jones Construction, Inc.