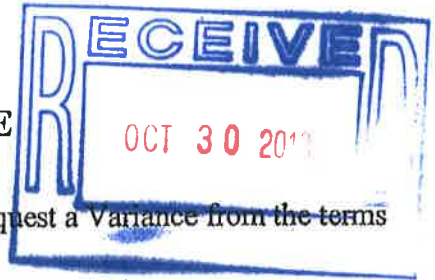


APPLICATION FOR VARIANCE



The undersigned as owner(s) of the following described property hereby request a Variance from the terms of the City of Billings-Section of the Site Development Ordinance.

1. Legal description of property: Lot 40, Block 4, Yellowstone Add. Tax ID# A18917 nea Attached Appendix A

2. Address (If unknown, contact the City Engineer's office) or general location: 708 Broadwater Avenue

3. Owner (s): Broadwater, LLC (Recorded Owner) 708 Broadwater Avenue (Address)

4. Agent (s): Jeff Fanning Collaborative Design (Name) 2200 Grant Road, Billings (Address) 248-7443 jeff@collaborativeda.com (Phone Number) (Email)

5. Section of the Site Development Ordinance that this request for variance applies to: on site parking Requirement

6. Reason for request: Renew parking variance originally approved on Sept 27, 2008

7. Covenants for deed restriction on the property: Yes No X

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 the variance requested. Also, that all the information presented is true and correct.

Signature: [Signature] (Recorded Owner) Agent Date: Oct 30, 2013

Fee: Receipt #: Hearing Date: Application #



COLLABORATIVE DESIGN

A R C H I T E C T S

2280 Grant Road Suite C Billings, MT

T. 406.248.3443 F. 406.248.3765

collaborativedesignarchitects.com

APPLICATION FOR VARIANCE **APPENDIX 'A'**

Per existing variance:

Parcel A:

Lots 40 and 41 of First Addition to Block 4, Yellowstone Addition to the copy of Billings, Yellowstone County, Montana, according to the official plat now on file and of record in the office of the Clerk and Recorder of Yellowstone County, Montana under Document No. 452104

Parcel B:

Lots 42-50 (inclusive), Block 4, of Yellowstone Addition to the City of Billings, Yellowstone County, Montana, according to the official plat now on file and of record in the office of the Clerk and Recorder of Yellowstone County, Montana under Document No. 4067

COLLABORATIVE DESIGN ARCHITECTS, INC.

COLLABORATIVE DESIGN

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APPLICATION FOR VARIANCE

APPENDIX 'B'

The building, at 708 Broadwater, is being purchased and will continue to be used as a medical facility. Our business, as the previous business, is appointment based with no walk-in clientele. As a valued business in the community for over 12 years we will continue to provide much needed, high-quality services to the families we serve. Our facility's patients consist of children ranging from birth -21 years of age who have varying degrees of special needs and is funded by insurance and Medicaid. We have been in our current facility for almost 7 years and due to unforeseen circumstances, we must relocate our staff and patients. As much as we love our current facility, it is needed by our landlord for their expansion and business use. They have asked us to relocate in a timely manner. This new facility at 708 Broadwater is an ideal setting for our business and for our families. We have families who travel from all over Billings, the surrounding areas and Wyoming for our services. Making an easily accessed, centrally located building a must. Our business is unique in that many of our employees work in homes, schools and the community, therefore not utilizing our parking lot.

The appointments at our facility range from 45 min-1.5 hours for most of the population. Many of our parents drop their children off and leave the facility and return to pick the child up at the end of their appointment. We also have a highly specialized day program at our facility that children attend for 4-7 hours per day Monday-Friday. The parents of these children always drop the children off and pick them up at the end of their day. Although, we have 30 employees many them do not work in the facility or work opposite shifts. Many of our employees work three-four days a week, 10-11 hours a day, therefore not utilizing the parking lot at the same time. We also employ employee interns from Rocky Mountain College who work various hours due to their class schedules. We can have up to 18 employees in our parking lot at one time. We can have up to 15 parents and families attending our facility or dropping off and/or picking up at one time. With the total usage being 33 spots and the parking lot consisting of 44 spots, the parking will be adequate for our needs.

We are asking that due to the similar nature of our business to the previous business, that we be granted the variance so that we can continue to provide services to our families and the community. Thank you.