

Application

APPLICATION FORM

CITY SPECIAL REVIEW Billings Special Review# 978 - Project # PZ-19-00111

The undersigned as owner(s) of the following described property hereby request a Special Review as outlined in the City of Billings Zoning Regulations.

Present Zoning: HE

Special Review Requested: Alc Beverage Gambling

TAX ID# E00206 CITY ELECTION WARD # 2

Legal Description of Property: Chamberlain Sub B/L 2 Lot 11 ~~12A-1~~  
12A-1

Address or General Location (If unknown, contact City Engineering): 2018 Main St ~~13A-~~  
14A

Size of Parcel (Area & Dimensions): 59545 SF

Present Land-Use: STRIP MALL unit 1

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

If yes, please attach to application

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

Owner(s): JEMELLE

(Recorded Owner) 2646 Grand Ave 1<sup>st</sup>

(Address) 406 688-4932 RAY REACTOR 2646@outlook.com  
(Phone Number) (email)

Agent(s): Same

(Name)

(Address)

(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 Special Review. Also, I attest that all the information presented herein is factual and correct.

Signature: [Signature] Date: 7-16-19  
(Recorded Owner)





July 15, 2019

Re: Special Review Application - 2018 Main Street

Attached please find an application and documentation to support the Owner's request for a Special Review to allow an All Beverage/Gaming operation at Unit #1 - 2018 Main Street.

We've included narrative and descriptive information showing that the request is only for Unit #1 of the 10 unit existing (currently vacant) facility.

It can be noted that the zoning of the property does allow the use but that the Special Review is an automatic requirement due to the All Beverage/Gaming aspect of the project.

Sincerely,  
Atwood Architecture

A handwritten signature in blue ink that reads 'SCOTT ATWOOD'.

Scott Atwood, Registered Architect

Attachments  
copy: Jerry Ray

1301 Division Street

Billings, MT 59101

406-855-4262

# Special Review Narrative

## 2018 Main Street - All Beverage/Gaming

July 12, 2019

### Project Description:

An existing 1,422 s.f. ground floor unit (total s.f. - 1,920 includes upper level) of a 10 unit complex.

### Project Address:

2018 Main Street - Unit #1  
Lot 11, Block 2 Chamberlain Subdivision  
Zoning - Highway Commercial

### Question 1A:

The Owner has investigated the area, learned about the surrounding commercial and residential development and determined that the area is a suitable location for a modest, cozy gaming facility.

### Question 1B:

Currently the existing 10 unit complex has a number of vacancies. A potential tenant/investor has expressed interest in developing a modest facility employing several persons.

### Question 1C:

Approval of the Special Request will allow the vacant space to be occupied, to employ several employees and to serve the needs of those who might like a quiet, cozy facility to relax and spend some time with friends.

### Question 1D:

The Special Review is an "automatic" requirement prior to the granting of an All Beverage license.

### Questions 2 A and B

See attached exhibits showing the existing floorplan and site layout.

### Questions 3 A-1

See attached exhibits with the requested information.

### Question 4

See attached Google Earth image and a few photos of the existing facility.

Question 5

A 300' radius map is currently being requested of the Planning and Community Services Department and will be turned over as part of this application.

Question 6

The certified list of names will be turned over to the Planning Department as soon as practical once they issue the 300' radius map

Question 7

See attached filing fee of \$1,337.00.

