

APPLICATION FORM

CITY VARIANCE

ID: Billings Variance # 1306 **- Project #** P2-20-00036

The undersigned as owner(s) of the following described property hereby request a Variance from the terms of the City of Billings Zoning Regulations.

TAX ID # A24997A CITY ELECTION WARD # THREE(3)

Legal Description of Property: HOGAN HOMESTEAD SUBDIVISION, S18, T01, R26E, BLOCK 3, LOT 481 AND (15)

Address or General Location (If unknown, contact City Engineering): HOMESTEAD SUBDIVISION, OVERLAND AVENUE

Zoning Classification: HIGHWAY COMMERCIAL

Size of Parcel (Area & Dimensions): 152,823 SQUARE FEET 440' X 347' AVERAGE

Covenants or Deed Restrictions on Property: Yes No

If yes, please attach to application

Variance(s) Requested: VARIANCE FOR HEIGHT TO ALLOW 54'-0" HEIGHT, IN HIGHWAY COMMERCIAL THAT ALLOWS 45 FEET HT.

Facts of Hardship: _____

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

Owner(s): Veeder Homestead, LLC
(Recorded Owner)
2795 Enterprise Avenue, Ste 6, Billings, MT 59102
(Address)
406-248-9157
(Phone Number) (email)

Agent(s): Eric Simonsen, Simonsen Architect
(Name)
406-256-9060 eric@simonsenarchitect.com
(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 Variance. Also, I attest that all the information presented herein is factual and correct.

Signature: David A. Veeder Date: January 29, 2020
(Recorded Owner)



CITY OF BILLINGS VARIANCE REQUEST

Responses to questions in application packet:

1a. What prevents you from using this property in conformance with the zoning regulation requirements?

The Courtyard by Marriot Hotel requires 137 hotel rooms to adequately serve the guest numbers expected for the new Yellowstone Kelly Event Center to be constructed just to the west of the proposed hotel. The economics of the entire project requires the number of hotel rooms. When hotel construction of the Courtyard by Marriot is for 137 rooms, four floors are required when utilizing the normal Marriot building design. Four floors requires a minimum of approximately 55 feet above grade which is in excess of the 45 foot height in the zoning regulations for Highway Commercial where the property resides.

1b. Why is there a need for the intended use of the property at this location?

The existing former Carmike Theatre that will become a conference and event center, with a proposed Pre-function area requires a hotel to properly service the facility. The original masterplan intended for the Hogan Homestead subdivision to have multiple high-rise office buildings in this area and hotels within the subdivision. With the proximity to the interstate, nearby shopping as well as local and regional businesses, this area would benefit from a Marriot Courtyard level hotel that currently does not exist on the west end of Billings.

2. Prepare a written statement addressed to the Chairperson of the Board of Adjustment. State what is intended to be done with the property, including new construction or change in the use of the property, and why the variance is being sought.

The City of Billings has a need for additional conference and event center new construction in the west end at or near this location off of Overland Avenue. The use of the presently constructed portion of the old former Carmike facility as an office building has not been economic and its use is being converted from all office building to a combination office and meeting with conference center ability. In addition, a Pre-function Area is being constructed new and added to the south end of the existing building to add event center space. This new office, convention, and event space is in keeping with the original Homestead Business Park as it was contemplated by its founders (Bruce Crippen and others) in the 1970's. It was designed as a unique, multi-use business park. A brochure from the original subdivision concept with drawings and renderings is included with this submission.