



550 S. 24th STREET W., SUITE 201, BILLINGS, MT 59102 | 406.894.2210

March 24, 2022

Chairperson
Board of Adjustment
City of Billings
2825 3rd Ave. North
Billings, MT 59101

Re: Variance Request for Increase in Size of Kiosk

Dear Board:

On behalf of the owners of Classy N' Sassy Coffee (Owner), WWC Engineering (WWC) has prepared the following letter of facts and hardships to accompany an application form for a variance request. The information in this letter describes why the Owner is requesting a variance to obtain a temporary use permit. Please note, the owner of the kiosk is listed on the variance application as the "owner," not the owner of the property parcel where the kiosk is located.

Questions in Item 3 of the variance request application are answered below:

- A. What reasons prevent you from using this property in conformance with the Zoning Regulation requirements?
 - a. Classy N' Sassy contracted a building to be constructed for the proposed site previously. This was done based on prior knowledge three kiosks that are currently operational that had been accepted as temporary use structures. Those other buildings are also larger than the maximum size of 10'x12' or 120 ft².
- B. Why is there a need for the intended use of the property at this location?
 - a. Allowing a temporary use permit for this location allows an empty lot to be used with a temporary structure while still allowing the development the lot in the future.

Item 4 requires a statement that is answered with the following. It is intended to place a temporary structure and operate a Classy N Sassy Coffee kiosk. There is not any proposed construction planned to the property, as the kiosk already exists. The current use of property is an empty lot, except for the existing kiosk. The proposed use of the property is continued use of a temporary structure to be operated as a drive through coffee shop.

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Section 27-1009(A) requires the temporary structure to be a maximum size of 10'x12' or 120 ft². This variance is being sought to increase the allowed size of a temporary structure from 10'x12' to 10'x20' at this location.

Sincerely,

A handwritten signature in black ink, appearing to read "Greg Reid".

Greg Reid, P.E.
Project Engineer

GR/br

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