

CITY VARIANCE

APPLICATION FORM

ID: Billings Variance # 1371 - Project # PZX-23-00169

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

PROPERTY TAX ID # A13329, A13330, and A13331 CITY ELECTION WARD # 1

Legal Description of Property: Lots 5-7 of Riverside Acreage Tracts Subdivision, S15, T01S, R 26E, Less Highway

Address or General Location (If unknown, contact City Engineering): ~0.2 miles west of Sugar Ave and S. Frontage Rd. intersection

Zoning Classification: Heavy Commercial (CX)

Size of Parcel (Area & Dimensions): ~5.432 Acres (600' x 425')

Covenants or Deed Restrictions on Property: Yes No X

If yes, please attach to application

Variance(s) Requested: Siting of the parking lot. City of Billings Zoning Code Table 27-400-6 B.6.

Facts of Hardship: Please see attached letter.

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

Owner(s): G2 Investments, LLC. (Recorded Owner) P.O. Box 2023, Fargo ND 58107

(Address) (701) 297-6216 dgadberry@magnumlog.com (Phone Number) (email)

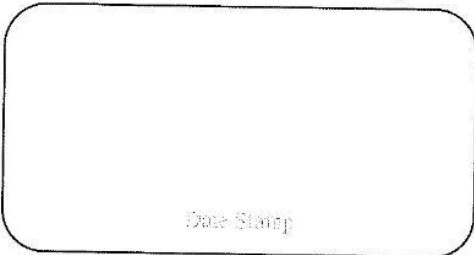
Agent(s): Performance Engineering (Name) 608 N. 29th St., Billings, MT 59101

(Address) (406) 384-0080 taylor@performance-ec.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: (Recorded Owner)

Date: 8/29/23



August 23, 2023

Chair of the Board of Adjustments  
City of Billings Planning Department

*RE: Lots 5-7 of Riverside Acreage Tracts Subdivision Zoning  
Variance Request*

To the Chair of Board of Adjustments,

Thank you for the time and consideration in reviewing the submitted City Zoning Variance Application for the Magnum Logistics facility proposed on Lots 5-7 of the Riverside Acreage Tracts Subdivision. This property is located on the south side of South Frontage Road between Washington Street and the frontage road's transition into Riverside Drive in the City of Billings, north of the Yellowstone River. The project is proposed to provide a new trucking facility for G2 Investments. The Owner feels this is a great location for such use provided its proximity and ease of access to Interstate 90, with the interstate frontage being surrounded by heavy commercial/light industrial zoned districts along the road.

The submitted variance applies to Table 27-400-6, B, 6, of the City of Billings Zoning Code Section 27-409 for Heavy Commercial (CX) District, which requires surface or accessory parking to be located on the side or rear of a building. The owner of the property plans to construct a building which will include office space as well as a warehouse area with loading docks.

Facts of hardship to meet this requirement for the planned development relate to the current layout of the site in relation to the use of the proposed lot. The facts of hardship experienced with this site include the following:

- The current dimensions of the site do not allow for a layout of the development without creating "dead" space within the property. As you can see in the site layout, the usable space

within the lots was maximized, however, there is still unusable space present at the front and back of the property. In order to maximize the space used and prevent financial hardship, regarding the area the property owner cannot use, it was decided it would be beneficial to use this "dead" space to provide parking for passenger cars.

- The rear of the building was also looked at as a possible location for these seven (7) parking stalls. It was decided against due to the circulation of the tractor/trailers that will be frequenting the warehouse and loading docks. Placing the passenger vehicle parking in the front will limit the interference between these two types of vehicles and increase the level of safety for employees, patrons, and those driving passenger vehicles in a heavy, over-the-road trucking space.
- A natural gas pipeline easement traverses the property near the rear (south side) of the property. As such, the Owner would prefer to limit parking and travel on this portion of the property, thus necessitating maximum utilization of the north portion of the property.

Due to these reasons, it was considered difficult to justify the placement of the extra passenger car parking at the rear of the building. While these seven (7) parking stalls do not comply with the current City of Billings Zoning Code, it should be noted the majority of passenger car parking stalls are located on either side of the proposed building, complying with this section of the code.

We appreciate your consideration of this variance request given the property's unique characteristics and the area's existing nature. Should you have any further questions please do not hesitate to call at 406-384-0080 or email myself at [taylor@performance-ec.com](mailto:taylor@performance-ec.com). We look forward to presenting this request to you at the schedule meeting for consideration.

Best Regards,



Taylor Kasperick, PE  
Project Manager