



**CITY BOARD OF ADJUSTMENT**  
**AGENDA-Wednesday, May 1, 2024, 6:00 p.m.**  
Miller Building, 1<sup>st</sup> Floor Conference Room  
2825 3<sup>rd</sup> Avenue North, Billings, Montana

**NOTICE TO THE PUBLIC**

**In the event a quorum of the Council is present, no City-related decisions will be made during this meeting or event.**

Citizens are invited to:

- Review the Agenda Packet on the City's website at: <https://ci.billings.mt.us/117/Agendas-Minutes>
- View the meeting live online at Facebook: <https://tinyurl.com/yckr478k>

Public comment will be taken only during the Public Comment periods as indicated on the agenda and during the Public Hearings, if any are scheduled, under the Regular agenda. Comments may be sent to Board via email before 10:00 AM on the meeting date. All emails received prior to this time will be read into the record for the public hearing. Comments may be submitted by:

- Mail: City/County Planning Division, 2825 3rd Ave N 4th Floor, Billings, MT 59101
  - Email: [bernsb@billingsmt.gov](mailto:bernsb@billingsmt.gov)
- Call in during the Public Comment periods as indicated on the agenda:
  - Citizens may call in during specific Public Comment periods at **406.237.6165**.  
All callers will be placed in a queued system and are asked to remain on hold and be patient. Calls will be taken in the order in which they are received. Callers will be limited to 3 minutes of testimony as is customary.  
Future delivery methods may be explored as best practice is learned.

NOTICE: All meetings and official activities of the MPO are held in buildings and locations that comply with accessibility standards according to the Americans with Disabilities Act (ADA). A TTY number for the hearing impaired, 406-657-3079, is available upon request. Special arrangements for participation in the public hearings by individuals with hearing, speech, or vision impairment may be made upon request at least three days prior to the hearing. Please notify the Planning Division Office, at 406-247-8610.

Please direct questions to Brenda J Berns, Planning Clerk; [bernsb@billingsmt.gov](mailto:bernsb@billingsmt.gov) ph: 406-247-8610

**Call the meeting to order.**

**Introduction of City Board of Adjustment Members and Planning Department Staff.**

**Public Comment**

**Approval of Minutes**

The minutes of the Board meeting of April 3, 2024

**Disclosure of any Conflict of Interest-Members of the Commission and Staff**

**Disclosure of an Outside (Ex Parte Communication)-Members of the Commission and Staff**  
**a. The Exparte Communication Binder is available at the Sign-In and Agenda Station.**

**Regular Business:**

- A. Opening of public hearings.
- B. Reading of rules for the procedure by which the public hearings will be conducted.
- C. Reading of notices of the public hearings on the following items:

## **Public Hearings:**

- a. **Variance 1374- 3245 & 3275 Conrad Rd.**- a variance request for property located at 3245 & 3275 Conrad Rd in a Heavy Commercial (CX) zone district. The applicant is requesting to locate some of the off-street parking in front of the building. This is a variance from Section 27- 409 -- Table 27-400.6 (B.6) requiring surface parking to be in the side or rear yard to allow parking in the front yard of property in a Heavy Commercial (CX) zone. The legal description of the property is Lots 1 and 2, Block 1 of Tierra Yellowstone Subdivision,a 2.022 acre parcel of land. Submitted by Karen Husman

## **Other Business/Announcements**

### **Adjournment**

Additional information on this application is available on-line at

<https://www.billingsmt.gov/2361/Current-Zoning-Applications> or in the Planning Offices at 2825 3<sup>rd</sup> Ave N -- 4<sup>th</sup> Floor.

Public hearings are accessible to individuals with physical disabilities. Special arrangements for participation in the public hearings by individuals with hearing, speech, or vision impairment may be made upon request at least three days prior to the hearing. Please notify Brenda J Berns, Planning Clerk; bernsb@billingsmt.gov ph: 406-247-8610

**City Board of Adjustment**  
**Meeting Date:** 05/01/2024

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**Information**

**Subject**

The minutes of the Board meeting of April 3, 2024

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**Attachments**

Minutes of April 3, 2024

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**CITY BOARD OF ADJUSTMENT**  
MINUTES APRIL 3, 2024

Name	Title	01/03/2024	02/07/2024	03/06/2024	04/03/2024	05/01/2024	06/05/2024	07/03/2024	08/07/2024	09/04/2024	10/02/2024	11/06/2024	12/04/2024	
Josh Sayer	Chair	C	C	C	1									
Oscar Heinrich	Vice Chair	C	C	C	1									
George Warmer	Member	C	C	C	1									
Michael Bruschwein	Member	C	C	C	1									
Chris Hayes	Member	C	C	C	1									
Dave Hagstrom	Member	C	C	C	1									
Brian Roush	Member	C	C	C	E									
<b>TOTAL NUMBER OF APPLICATIONS 2024</b>		<b>01/03/2024</b>	<b>02/07/2024</b>	<b>03/06/2024</b>	<b>04/04/2024</b>	<b>05/01/2024</b>	<b>06/07/2023</b>	<b>07/06/2023</b>	<b>08/02/2023</b>	<b>09/06/2023</b>	<b>10/04/2023</b>	<b>11/01/2023</b>	<b>12/06/2023</b>	<b>TOTAL</b>
<b>Variance</b>		-	-	-	1									1
<b>Appeal</b>		-	-	-	-									

Chairman Heinrich called the meeting to order at 6:00 PM.

**Election of Officers 2024**

Chairman Heinrich proposed a motion to appoint Josh Sayer as Chairman for the upcoming 2024 term, which was seconded by Board member Warmer. The motion passed with a unanimous vote.

Chairman Sayer proposed a motion to appoint Oscar Heinrich as Vice Chairman for the new 2024 term, seconded by Board member Hagstrom. The motion passed with a unanimous vote.

Chairman Sayer introduced the City Board of Adjustment members and Planning Department staff. Attending staff members are Nicole Cromwell, Zoning Coordinator; and Brenda Berns, Planning Clerk

**Attending:** Craig Dalton, Performance Engineering

**Public Comment**

Chair Sayer opened the public comment period and asked if there was anyone wishing to speak during the public comment portion of the meeting. There were none.

**Approval of Meeting Minutes**

Meeting minutes for November 1, 2023. – Approved

Disclosure of Exparte Communications: None

Disclosure of Site Visits: Oscar Heinrich

Disclosure of Conflict of Interest: None

**Public Hearings**

**City Variance 1373 – 5343 N. Iron Mountain Rd. – Build to zone** – A variance from Table 27-300.4(A.3) requiring a front build-to-zone of 10-32 feet along with façade element locations, to allow a build-to zone of 50-67 feet, in a Mid-century Neighborhood (N2) zone, on Lot 8, Block 9 of Grand Peaks Sub. 6<sup>th</sup> Filing, a 13, 283 square foot parcel of land. The purpose of the variance is to allow a specific building design on an odd-shaped lot with a narrow street frontage. Tax ID: A37647

Karen Husman, Planner I gave an overview of the current zoning regulation and the proposed zoning.

**Recommendation**

Planning Staff is recommending conditional approval based on draft findings of the review criteria for variances (abbreviated here):

**1) There is a hardship with the property that is not applicable to other lands in the same district.**

The design of the lot is narrow on the front lot line and long in dimension and wider to the rear of the parcel restricting the options to build in the required build to zone.

**2) Denying the variance might deprive this owner of similar rights enjoyed by others in the area.**

Denial of the variance would deny this applicant rights commonly enjoyed by other parcels in the same district because there have been other variances approved for the build to zone variance, 4 parcels in the Founders Park Subdivision, on Ping Circle, and 1 approved for 2910 3rd Ave. S. All in the N2 zone.

**3) Granting the building location variance will not confer a special privilege to this applicant.**

The subdivision consists of parcels designed to accommodate the previous zoning restriction. There have been other variances granted to deviate from the build to zone. Granting this variance would not confer any special privilege.

**4) Granting the variance will be in harmony with the purposes of zoning and growth policy.**

The Growth Policy and the Zoning Code together encourage uniform development and make allowances for sites with unique features. The Zoning Code criteria for approving variances is a tool that makes allowances for these odd shaped lots. In this case, approval of the variance would allow an odd shaped parcel to be developed with a specific design that is similar to other houses, constructed or under construction, in the same subdivision

**Section 27-1627.E**

5) *Planning staff recommends the following conditions: (summarized here)*

1. The build-to zone variance is limited to Lot 8, Block 9, of Grand Peaks Subdivision, 5343 N Iron Mountain Road.
2. The variance is to allow a build-to zone range of 50 - 67 feet. No other variance is intended or implied.
3. The structure will be built in substantial conformance to the site drawings submitted
4. Construction activity will not occur prior to 7 am or after 8 pm daily.
5. shall apply for a building permit within six months & complete construction within one year of Board approval.
6. Failure to begin or complete the project according to the time periods within this approval will void the variance.
7. The applicant shall meet all other city code requirements
8. These conditions of variance approval shall run with the land

6) **A time limit for action on the variance shall be prescribed.**

See conditions above

7) **No variance may allow a use not otherwise allowed** or be inconsistent with other limits on uses in the district.

The proposed use –single family dwellings are allowed in the district.

**Board Discussion**

The Build-to zone was established to promote walkability and encourage the front façade to protrude beyond the garage door. With a garage door opening of 25 feet and a width of 52 feet, it falls well below the maximum allowance of 50% for garage door openings.

**Applicant: Dalton Craig, Professional Engineering 608 N. 29<sup>th</sup> · Billings MT**

Mr. Dalton is the Applicant’s agent for the Grand Peaks subdivision located at 54<sup>th</sup> & Grand. This was subdivided under a previous zoning code. We are asking for the setback to be further to allow for a 3-car garage due to the smaller frontage of the property. There are other lots with similar dimensions and difficult to meet N2 zoning.

**Motion**

**Motion made by Board member Bruschwein, seconded by Board Member Warmer to Approve City Variance 1373 and adopt the staff recommended findings and conditions. Motion was carried with a unanimous vote.**

**Other Business:** There was no other business.

**ADJOURNMENT: The meeting adjourned at 6.07PM.**

**ATTEST: Draft to be approved by a motion at the next regularly scheduled meeting.**

***Brenda J Berns, Planning Clerk***

**Board of Adjustment**

**Date:** 05/01/2024  
**Title:** Variance 1374- 3245 & 3275 Conrad Rd.- Allow Surface Parking in Front Yard  
**Presented by:** Karen Husman  
**Department:** Planning & Community Services  
**Presentation:** Yes

**Information****RECOMMENDATION**

Planning staff recommends conditional approval and adoption of the recommended findings of the review criteria for Variance 1374.

**BACKGROUND (Consistency with Adopted Plans and Policies, if applicable)**

This is a variance request for property located at 3245 & 3275 Conrad Rd in a Heavy Commercial (CX) zone district. The applicant is requesting to locate some of the off-street parking in front of the building. This is a variance from Section 27-409 -- Table 27-400.6 (B.6) requiring surface parking to be in the side or rear yard to allow parking in the front yard of property in a Heavy Commercial (CX) zone. The legal description of the property is Lots 1 and 2, Block 1 of Tierra Yellowstone Subdivision, a 2.022 acre parcel of land.

While the applicant could allocate parking spaces along the north, east, and west sides of the building, doing so would impede access to the loading and unloading area. The building has street frontage along the south property line. Additionally, the placement of accessible parking stalls along the east side may not comply with the ADA requirement for placing those spaces in proximity to the building entry doors. To mitigate these concerns, the proposal suggests positioning 12 of the 45 parking spaces in a single row at the front of the building, aligning with the structure. This approach does not undermine the purpose of the code requirement to discourage excessive surface parking. In zone districts where limited front yard parking is allowed, this is the required site design. Districts that allow limited front yard parking are Neighborhood Mixed Use (NMU), Neighborhood Office (NO), and in some EBURD zone districts.

The Board of Adjustment has previously granted variances for similar requests, notably for the Costco Warehouse and an office/warehouse building. Costco is located at 3840 Zoo Drive (Variance 1343 in 2022) and the office/warehouse building is located at 3160 S Frontage Road (Variance 1359 in 2023). These variances were justified by physical constraints and operational needs. Furthermore, precedent exists within the subdivision, where four other lots on Conrad Rd. feature front-yard parking, albeit these developments predate the current zoning regulations.

**APPLICATION DATA**

**OWNER:** Scott Cox  
**AGENT:** Taylor Kasperick, Performance Eng.  
**PURPOSE:** 12 parking spaces located in front of the new structure  
**LEGAL DESCRIPTION:** Lots 1 and 2, Block 1 of Tierra Yellowstone Sub.  
**ADDRESS:** 3245 & 3275 Conrad Rd.  
**SIZE OF PARCEL:** 2.022 acres  
**ZONING:** Heavy Commercial (CX)  
**EXISTING LAND USE:** Vacant  
**PROPOSED LAND USE:** Commercial Mixed Use

**SURROUNDING ZONING & LAND USE**

**NORTH:** Zoning: CX  
Land Use: Vacant  
**SOUTH:** Zoning: CX  
Land Use: Commercial Office (EBMS SW) - Paws & Claws pet training & boarding (SE)  
**EAST:** Zoning: CX  
Land Use: Offices (Faithful Disaster Restoration)  
**WEST:** Zoning: CX  
Land Use: Warehouse (self storage)

**STAKEHOLDERS**

Planning staff notified the surrounding property owners by mail, placed a legal advertisement in the Yellowstone County News, and posted the property with the required sign. The application was also posted on our webpage for current zoning

applications. No comments from any surrounding owners were received by staff.

## ALTERNATIVES

The Board of Adjustment may:

- Conditionally approve the requested variance and adopt the proposed findings of fact for the review criteria as recommended by the Planning staff;
- Approve the requested variance with different or added conditions, or no conditions;
- Deny the requested variance and amend the findings of fact for the criteria;
- Allow the applicant to withdraw the variance request; or
- Delay action on the variance to a future BOA meeting.

Under local regulations and state law, four votes in favor of a variance request are needed for approval. The applicant has not requested a delay of the hearing or a withdrawal of the application.

## FISCAL EFFECTS

Approval or denial of the requested variance will have no financial effect on the Planning Division budget.

## SUMMARY

Prior to approval, the Board of Adjustment shall ensure that the determinations for variances (Sec. 27-1627.D and E.), as outlined below, have been satisfied:

### Section 27-1627.D

**1) That special conditions and circumstances exist which are peculiar to the land, the lot or something inherent in the land which causes the hardship, and which are not applicable to other lands in the same district.**

The proposed use of the property involves a mixed-use commercial structure incorporating both warehouse and retail spaces, necessitating ample room for semi-truck and trailer maneuverability. Due to this requirement, parking vehicles along both sides of the drive aisles on the building's west and east sides is restricted, albeit still accommodating space for larger vehicles. Consequently, allocating parking in front of the building primarily for retail and customer purposes becomes imperative, ensuring the safety of customers and pedestrians by keeping them away from zones where truck traffic and heavy vehicles operate.

**2) That a literal interpretation of the provisions of this Chapter would deprive the applicant of rights commonly enjoyed by other tracts in the same district.**

Two properties have been developed to the west, adhering to previous zoning regulations. These establishments feature parking areas situated at the front of their lots. Moreover, the property to the south has been developed with extensive parking, stretching from the northern to the southern property lines on the east side of the building. Additionally, four variances for front yard parking have been granted, with three in the CX zone district and one in the CMU2 zone district.

**3) That granting the variance requested will not confer on the applicant any special privilege that is denied by this zoning code to other land in the same district.**

Just as indicated in the assessment of criteria 2, the approval of this variance might not bestow an exclusive benefit upon the applicant, given the existing developments in the vicinity and the past variances granted for parcels within a CX zone district facing comparable challenges. Nevertheless, it's important to note that the existing developments in the area were constructed in accordance with the previous code.

**4) That the granting of the variance will be in harmony with the general purpose and intent of this zoning code and with the Growth Policy.**

The 2016 Growth Policy, along with the 2021 Zoning Code crafted to advance its objectives, aim to discourage the outdated development practice of situating all new commercial constructions behind extensive parking lots. Allocating twelve parking spaces along the front of a building, adjacent to a low-speed local street, aligns with the overarching goals and principles of the Growth Policy and zoning regulations. This approach ensures that the building's appearance remains the focal point visible from the roadway.

### Section 27-1627.E

**2) In granting any variance, the Board may prescribe appropriate conditions and safeguards in conformity with this Zoning Code. Violation of such conditions and safeguards, when made a part of the terms upon which the variance is granted, shall be deemed a violation of this Zoning Code;**

Staff is recommending conditions for the approval of this variance request.

1. The variance is to allow up to 12 surface parking spaces to be in the front yard of the proposed office/warehouse building at 3245 and 3275 Conrad Rd. The front yard is a yard extending along the full length of the front lot

line which is situated between the office/warehouse building and the front lot line on Conrad Road. No other variance is intended or implied.

2. The variance is limited to Lots 1 and 2, Block 1 of Tierra Yellowstone Sub.
3. Minor modifications to the location of the proposed structures and other site improvements as shown on the submitted site plans (Site Layout Exhibit A) is allowed.
4. The applicant will complete the building permit process within 1 year of Board approval and complete the project within 2 years of Board approval.
5. Any structures not shown on this approved site plan will comply with all zoning regulations and other city regulations in place at the time of development.
6. All other zoning regulations, except for this specific variance, and any other applicable city regulations apply to the development of the site.
7. Failure to begin or complete actions required by this approval within the time limits set forth shall void this variance.
8. These conditions of variance approval shall run with the land described in this authorization and shall apply to all current and subsequent owners, operators, managers, lease-holders, heirs and assigns.

**3) The Board shall prescribe a time limit within which the action for which the variance is required shall be begun or completed, or both. Failure to begin or complete such action within the time limit set shall void the variance.**

Staff is recommending conditions of approval that include time limits to begin and complete the project.

**4) Under no circumstances shall the Board grant a variance to allow a use not permissible under the terms of this zoning code in the district involved. A variance shall not be a grant of special privilege inconsistent with limitations placed upon other properties in the district.**

The granting of this variance would not allow a use that is not allowed in the zoning district. Office/warehouses businesses are allowed uses in the CX zone.

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#### Attachments

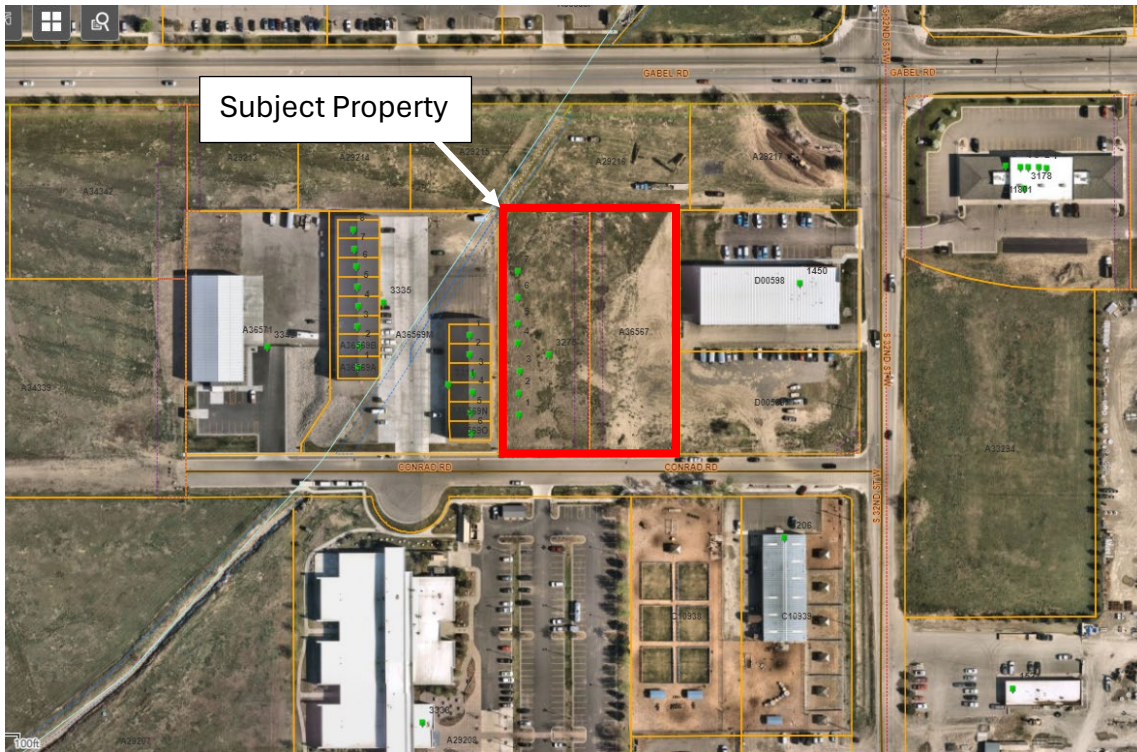
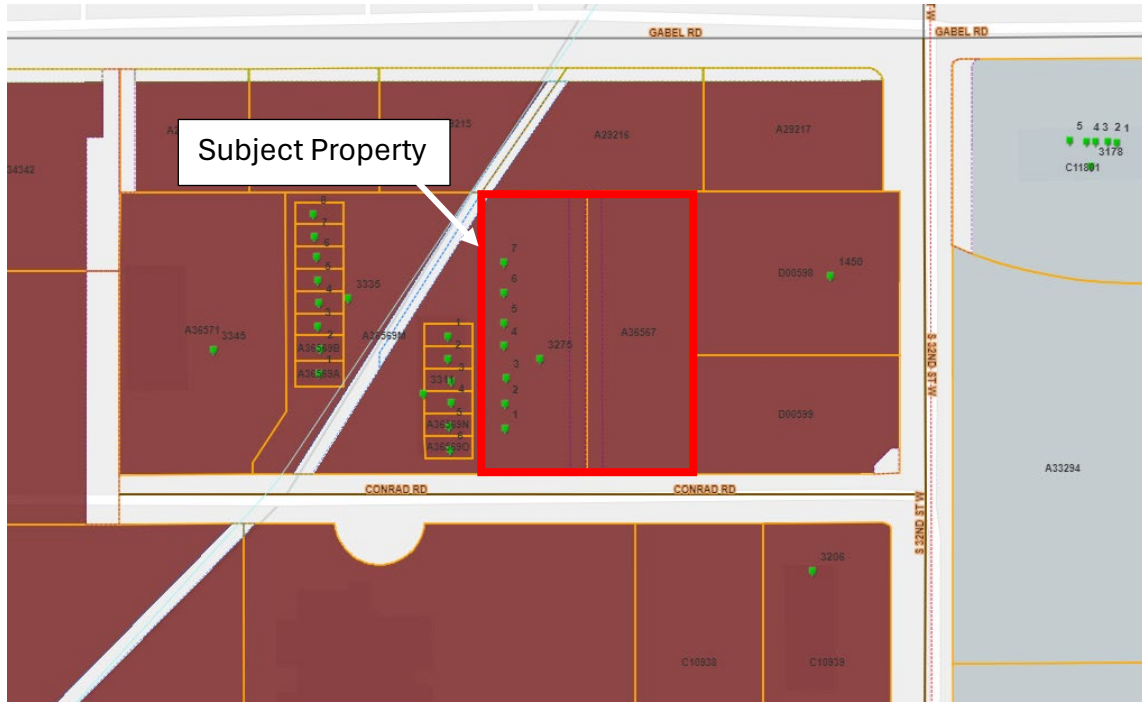
Zoning Map and Site Photos Var 1374

History

Application and Letter Var 1374

Site Plan and Elevations Var 1374

# Variance 1374 – 3245 & 3275 Conrad Rd





Subject property looking north from Conrad Rd



View to the west of subject property



View to the east of subject property



The front of the adjacent property to the west – 3311 & 3335 Conrad Rd



The business two parcels to the west at 3345 Conrad Rd



View south across Conrad Rd – Zoot Enterprises at 3333 Conrad Rd

**APPLICABLE ZONING HISTORY**

<b>SUBJECT PROPERTY</b>	<b>VARIANCE</b>	<b>DATE</b>	<b>FOR</b>	<b>APPROVED (Y/N)</b>	<b>ADDITIONAL DATA</b>
None					
<b>SURROUNDING PROPERTY</b>	<b>VARIANCE</b>	<b>DATE</b>	<b>FOR</b>	<b>APPROVED (Y/N)</b>	<b>ADDITIONAL DATA</b>
3100 S Frontage Rd	1371	10/4/23	Parking in front yard in CX zone	Y	
3508 S Frontage Rd	1372	11/6/23	Parking in front yard in CX zone	Y	
3840 Zoo Dr	1343	5/4/22	Parking in front yard in CX zone	Y	
3160 S Frontage Rd	1359	2/6/23	Parking in front yard in CX zone	Y	
4825 Midland Rd	1360	3/1/23	Parking in front yard in CMU2 zone	Y	

**CITY VARIANCE APPLICATION FORM**

**CITY VARIANCE : Billings Variance # 1374 - Project # PZX-24-00119**

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

PARCEL TAX ID # A36568 + A36567 CITY ELECTION WARD # 5

Legal Description of Property: Lots 1 + 2 of Block 1 of the Tierra Yellowstone Sub (19), S14, T01 S, R25 E

Address or General Location (If unknown, contact City Engineering): 3245 + 3275 Conrad Rd Billings, MT 59102

Zoning Classification: Heavy Commercial (CX)

Size of Parcel (Area & Dimensions): ~ 2.022 Acres Total, Each Lot 128' x 344'

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

Facts of Hardship: (attach letter)

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

Owner(s): Scott Cox  
(Recorded Owner)  
1070 S. 24th St West  
(Address)  
406-670-4988 scott@rimrockart.com  
(Phone Number) (email)

Agent(s): Performance Engineering  
(Name)  
608 N 29th Street, Billings, MT 59101  
(Address)  
(406) 384-0080 taylor@performance-ll.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:  Date: 28/03/24  
(Recorded Owner – digital signature allowed)



608 North 29<sup>th</sup> Street • Billings, MT 59101 • 406-384-0080

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March 29, 2023

Chair of the Board of Adjustments  
City of Billings Planning Department

*RE: Lot 1 & 2 of Block 1 of the Tierra Yellowstone 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 Rimrock Art and Frame commercial development proposed on both Lots 1 & 2, Block 1, of the Tierra Yellowstone Subdivision. This property is located on the north side of Conrad Road, south side of Gabel Road, and west of S 32<sup>nd</sup> Street West. The project is proposed to provide a new mixed use building for the owners of Rimrock Art and Frame. The Owner feels this is a great location with the property being surrounded by other commercial uses.

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 a gallery and office space towards the building frontage, as well as a warehouse/manufacturing area with overhead doors at the center, and retail/office space at the rear.

Facts of hardship to meet the requirements for granting a 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 planned use of the property as a mixed use commercial building with warehouse and shop space requires sufficient space to facilitate semi-truck and truck and trailer movements. Given this need, the ability to park vehicles on both sides of the

drive aisles on the west and east sides of the building is limited while still providing sufficient space for large vehicles. As such, provision of parking in front of the building for largely retail and customer use is necessary to keep those customers and pedestrians away from areas of the site where truck traffic and heavy vehicles would be operating.

- Additionally, it is noted within the CX district that a “setback” requirement is provided instead of a “build-to” requirement that is common among other zone districts (CMU, NMU, NO) that require parking to be on the side or rear of the building. This “setback” and rear or side parking requirement inherently create a hardship for any owner developing within the district as “dead space” is built into the requirements. This is to say requiring a setback AND parking on the rear or side essentially makes the setback distance unusable for anything outside landscaping which is also required under separate portions of the code. It is recommended that when/if the Zoning Code is amended, this aspect of the CX district is considered for amendment to at least allow limited front yard parking for facilities with “setback” requirements.
- The sides of the building are utilizing twenty-two (22) parking stalls to comfortably allow the unused space for trucking to circulate trucks that will be frequently accessing the warehouse and the overhead doors. 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. Additionally, by allowing limited front yard parking customers of the front tenant space may park closer to the building entrance offering a more inviting feeling.
- Front yard parking, even if only limited, is right that has commonly been enjoyed by the surrounding lots in the same zoning district as the area of interest include, but are not limited to: Lot 5, Block 1, Tierra Yellowstone Subdivision; Lot 3-5A, Block 2, Gabel Subdivision 2<sup>nd</sup> filing amended; Lot 9B, Block 1, Gabel Subdivision 1<sup>st</sup> filing amended. All of which display surface and accessory parking located on the building frontage.

Due to these reasons, it was considered difficult to justify the placement of extra passenger car parking elsewhere on the site. While the limited front yard parking stalls do not comply with the current City of Billings Zoning Code, two (2) of them are ADA compliant which provide more accessible entrance and exit from the facilities frontage.

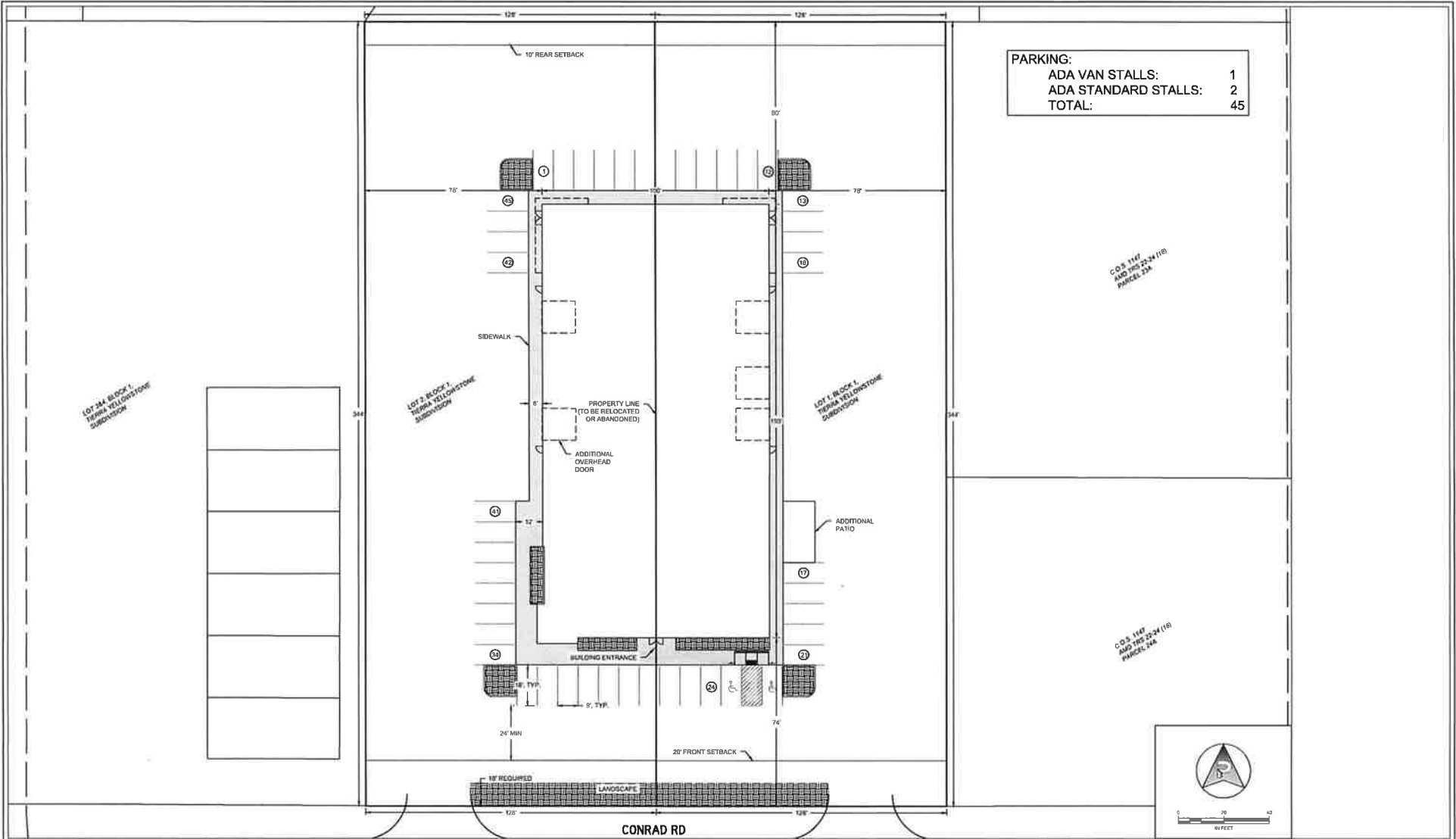
It should be noted the majority of passenger car parking stalls are located on either side of the proposed building and the rear, complying with this section of the code.

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 scheduled meeting for consideration.

Best Regards,

A handwritten signature in blue ink that reads "Taylor Kasperick". The signature is written in a cursive, flowing style.

Taylor Kasperick, PE  
Project Manager



<b>PARKING:</b>	
ADA VAN STALLS:	1
ADA STANDARD STALLS:	2
<b>TOTAL:</b>	<b>45</b>

C.O.S. 1147  
AND 205-234 (10)  
PARCEL 24A

C.O.S. 1147  
AND 205-234 (10)  
PARCEL 24A

REVISIONS					
NO.	DESCRIPTION	DATE	BY	CHECKED BY	
1					
2					
3					
4					
5					
6					

**EXHIBIT**



**PERFORMANCE ENGINEERING**  
608 NORTH 29TH STREET (406) 384-0080  
BILLINGS, MT 59101 performance-ec.com

D.D.	DESIGNED BY
D.D.	DRAWN BY
02/24	DATE
QUALITY ASSURANCE	
TJK	CHECKED BY
02/24	DATE

**RIMROCK ART & FRAME**

CONRAD RD BILLINGS, MT 59102

**CONCEPTUAL LAYOUT**

PROJECT NUMBER 2024-034
SHEET NUMBER 1 OF 2
DRAWING NUMBER <b>EX A</b>



