

Variance 1383
Application & Applicant Letter

CITY VARIANCE APPLICATION FORM

CITY VARIANCE : Billings Variance # 1383 **Project #** _____

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 # A30697 CITY ELECTION WARD # 5

Legal Description of Property: _____
BROSO VALLEY PARK SUB, S23, T01 S, R25 E, BLOCK 1, Lot 20, 1.990 AC (04)

Address or General Location (If unknown, contact City Engineering): _____
1753 MAJESTIC LN, BILLINGS MT 59102

Zoning Classification: CX- HEAVY COMMERICAL

Size of Parcel (Area & Dimensions): 1.990 AC , 350' x 250'

Variance(s) Requested: FRONT YARD PARKING

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): 3 ARROWS LLC
(Recorded Owner)
1728 LAMPMAN DR STE A, BILLINGS, MT 59102
(Address)


(Phone Number) _____ jacobbbutt@pioneeroil-co.com
(email)

Agent(s): _____
(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 Variance. Also, I attest that all the information presented herein is factual and correct.

Signature:   Date: _____
(Recorded Owner – digital signature allowed)

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Project Name: 1753 Majestic Lane, Multi-Use Commercial **Owner:** 3 Arrows LLC,
Jake Butt

Date: Monday, June 2nd, 2025

Location: 1753 Majestic Ln Billings, MT 59102

To the Board of Adjustment:

Reasoning for Non-Conformance in Zoning Regulation Requirements:

This is in application for a parking variance on the site of 1753 Majestic Lane, Billings MT 59102. This site is in zoning district CX- Heavy commercial, requiring side or rear parking only. This variance is petitioning for the addition of front yard parking, in front of the building, parallel to Majestic Ln.

The surrounding properties on this street all showcase this same front yard parking due to development prior to zoning changes. This includes the immediate neighbors to the North and South of the site, and the site across Majestic Ln. Due to this, this variance would match the existing context of the neighborhood.

While this site requires side and rear yard parking, there are multiple limiting factors to the site making these parking strategies difficult to construct around. Due to surrounding properties, the site only allows access from Majestic Ln, the front of the site. For side or rear parking, visitors are required to enter the site from the back of the building. A drainage ditch cuts into the property 20', and with setbacks, requires 25' of offset from the Sothern property line, increasing the narrowness of the property.

With the proposed commercial use, this building showcases a distinctly different use at the front and back. The building offers a highly commercial and public storefront "front side" and a BOH loading "back side" that features overhead garage doors and will be used to park vehicles, equipment, and trucks. This will require access to both sides of the building. Per the zoning regulations, the front entry of the building must be on Majestic Ln, as this is the only frontage. It is further noted that a main parking lot internal to the site allows the façade to be changed to face inward. However, due to the nature of the building, that would flip the back of the building loading area to front Majestic Ln, still requiring vehicular access and front yard parking, in turn still requiring a variance. However, this is less desirable option to what is currently proposed.

Due to the limited site width, maintaining the main entry on Majestic Ln with no front yard parking, visitors would be required to park behind the building, then circulate on pedestrian sidewalks around to the front. Further, to accommodate the 23' drive aisle requirement, the building must be placed as far North on the site as possible, leaving little space for landscaping on either the North or South end of the building. Per the site plan, only 3' landscaping is shown to South of the building, leaving no area for safe pedestrian sidewalk. Visitors would either be required to walk within the vehicular road or enter through the back of the building.

A priority for this commercial zoning is to create a welcoming storefront. If parking is only available behind the building, visitors experience a less than desirable entry with no landscaping, gathering spaces, and storefront. This curb appeal is of high value to the tenants as they invest into their space to attract potential customers. Along with these aesthetic concerns, safety also comes to mind. As mentioned, the rear of this building is designed primarily for loading services. Mixing the loading and customer zones is always of concern. A variance for front yard parking greatly solves this issue to allow a clear

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separation of circulation from front yard to back yard. Visitors would be allowed to enter the site and park then enter in the front of the building without mixing with the loading zones.

It is important to note that ample rear parking is still proposed along with side yard parking in the back of site where there is more width available in order to maintain the greatest flexibility for tenant types and spaces. With limited side yard parking, providing only rear parking would create a large solid block of parking. A variance for front yard parking would cluster and disperse parking between the buildings allowing a site design that better integrates landscaping, shade trees, gathering spaces, and user-friendly spaces on the site.

The intended use of the property and why it is desired:

The intended use of this property is a multi-use tenant commercial space. The building use will be designed to accommodate business, mercantile, assembly, low-hazard and medium-hazard storage. This creates a wide variety of tenant options from hairdressers, offices, vets, out-patient clinics, mechanic shops, restaurants, cafes, bars, furniture makers, small scale manufacturers, food production, art studios, markets, retail shops, etc.

The goal for this project is to add to the growing commercial fabric of the neighborhood and provide space for businesses that can support both commercial and industrial/shop or storage space. This neighborhood offers a unique combination of industrial based businesses and public facing businesses; this project seeks to accommodate both. With the current development in this area, flexible, multi-use commercial spaces are a valuable community investment to attract and retain a skilled and diverse workforce, to support new businesses, and to add to Billing's economy.

Demolition, construction, or reconstruction intended for all structures:

There will be two phases of new construction. Each phase is intended to construct one new structure. Phase one is a multi-use commercial tenant space. There will not be any demolition or reconstruction of existing structures as there are no existing structures on site. The drainage inlet and existing olive trees currently on site are intended to remain on site.

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