

Variance 1391 Staff Report Attachments

CITY VARIANCE APPLICATION FORM

CITY VARIANCE : Billings Variance # _____ - 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 # A00524 CITY ELECTION WARD # 1

Legal Description of Property: Billings Original Townsite, S33, T01 N, R26 E, Block 78, Lot 13-16

Address or General Location (If unknown, contact City Engineering): Corner of North 14th Street and 2nd Avenue North

Zoning Classification: EBURD Central Works

Size of Parcel (Area & Dimensions): 100' x 140' (14,000 sf)

Variance(s) Requested: Building location to be set back from North 14th Street but still on 2nd Avenue North and allow 4 tenant and after hours parking stalls to be located along 2nd Avenue North - closer to the corner than limited bay regulations currently want.


Facts of Hardship: See attached letter

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

Owner(s): KCWD LLC
(Recorded Owner)
1144 Broadwater Avenue, Billings, MT 59102
(Address)
406-259-4008 gordon@brownsautobillings.com
(Phone Number) (email)

Agent(s): HGFA Architects
(Name)
222 North 32nd Street, Billings, MT 59101
(Address)
406-248-7811 hgfa@hgfa.net
(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: 12-30-25
(Recorded Owner – digital signature allowed)

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HGFA Architects, PLLC
800 Granite Tower
222 North 32nd Street
Billings, Montana 59101

Phone (406) 248-7811
Fax (406) 259-9278
email hgfa@hgfa.net
www.hgfa.net

December 31, 2025

City of Billings
Board of Adjustments
Planning & Community Services Department
P.O. Box 1178
Billings, MT 59103

RE: ADAS Calibration Building City Variance Request
2nd Avenue North and North 14th Street, Billings, MT

Dear Board of Adjustments,

We are requesting a variance to modify the building height, location and parking, for our proposed building and lot at the SE corner of the intersection at 2nd Avenue North and North 14th Street. This lot is 140' wide x 100' deep and zoned EBURD CW, Central Works District, which is intended to allow for a flexible mix of uses, including commercial and light industrial. Our proposed new building fits well within this zoning. It is a 60' x 60' (3,600 sf) automotive care facility, Billings' first specifically designed Advanced Drive-Assistance System Building or ADAS for short. This ADAS Building will be for the repair and calibration of Advanced Safety Electronics (AES) within vehicles for collision prevention, assisted driver support, hands-free driving, to name a few of the things that will be repaired and calibrated on vehicles within this Building.

Within the EBURD, properties have to build to a specific Frontage Regulation.^a In our discussions with the Planning Department, it was determined that our frontage type would be Limited Bay Frontage. Under Limited Bay Frontage, we are asking for the following variances:

1. Front Lot Line Coverage – Building Location:

Properties under Limited Bay Frontage are requested to have their building located at the street intersection corner. We are requesting to locate our building closer to the alley to match all of the existing properties on the block and to maintain the aesthetic neighborhood look that is already set in this area of the EBURD. Allowing our proposed building to be located closer to the alley would also help the Owner to move vehicles between the new ADAS Building and the existing Automatic Transmission Company (ATC) at 1313 1st Avenue North. These businesses are located kitty-corner to one another, across the alley, and will be working closely with each other. A majority of the time vehicles coming from ATC to the ADAS Building will have to be pushed because they will be without power. Shortening the travel/pushing distance would be a great help for the business and employees.

*See Google Aerial Plan #A and Proposed Site Plan #B, attached.

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2. Front Lot Line Coverage – Parking Location:

Properties under Limited Bay Frontage are requested to have a front lot line coverage at 95% minimum. They are also requested to locate parking in the rear yard and/or limited side yard. Per "Parking Exemption 1, lots wider than 140' are permitted one double-loaded aisle of parking (maximum width of 65'), located perpendicular to the street, which is exempt from front lot line coverage calculation." Our lot is 140' wide, 1' short of Exemption 1. All existing properties on this block have parking located perpendicular to the streets that they abut:

- Tryan's Auction Center
1302 2nd Avenue North
Lot size is 140' x 400'.
Parking along 2nd Avenue North and North 14th Street, both street fronts, all the way to the corner.
- Automatic Transmission Company (ATC)
1313 1st Avenue North
Lot size is 200' x 140'.
Parking along 1st Avenue North and North 13th Street, both street fronts. all the way to the corner.
- Rimrock Foundation Treatment Center
1331 1st Avenue North
Lot size is 200' x 140'.
Parking along 1st Avenue North and North 14th Street, both street fronts, all the way to the corner.

*See Google Aerial Plan #A, attached

We would like to be afforded the same ability to place just 4 parking stalls along with a backup and snow removal area, along 2nd Avenue North. We would not extend the new parking lot all the way to the corner, as other lots in the neighborhood have, our parking lot would only be 34' 6" wide in lieu of the allowed standard 65' allowed.

*See Proposed Site Plan #B, attached.

3. Overall Minimum Height:

Buildings under Limited Bay Frontage are requested to have their ground story height between 15' minimum and 24' maximum. The ADAS Building height varies between 19' 6", on the low side, to 25', on the high side, for the ground story. We are requesting to be allowed to have our building height exceed the ground story maximum height by 1'. The reason we need the ground story height at 25' is because the ADAS Building requires 18' high side walls to accommodate the 16' overhead doors. The door height is necessary for the various sizes of vehicles that will be serviced within the facility and the single sloped roof we have on the building is one of the allowed roof types within Limited Bay Frontage. Per discussions with the General Contractor, a roof slope of 1 to 12 is the lowest they can provide in wood roof truss.

*See Proposed Exterior Elevations #C, attached.

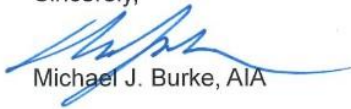
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In conclusion, we are requesting for only three (3) minor variances:

1. To be allowed to locate the proposed ADAS Building closer to the alley for better business interaction with the ATC facility at 1313 1st Avenue North and to be set back from the street corner just like all the other property Owners on the block and neighborhood.
2. To be allowed to have just 4 parking stalls off 2nd Avenue North, similar to the other properties in the neighborhood.
3. To be allowed to exceed the ground story maximum height limit by 1' due to constraints and height requirements for ADAS repairs and calibration for larger vehicles.

Thank you for your consideration. We look forward to meeting and hearing from you.

Sincerely,



Michael J. Burke, AIA