

Proposed Sign



PHOTO RENDERING



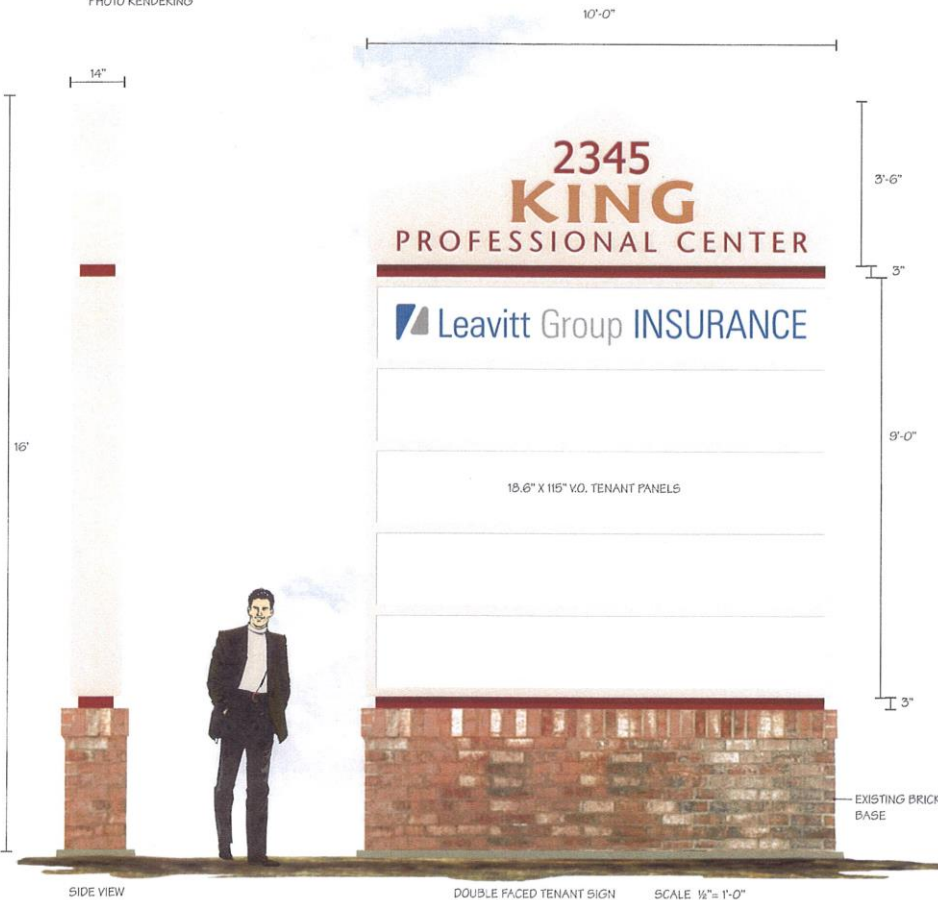
EXISTING MONUMENT SIGN

DESIGN As Designed
 With Changes
 Approved for Production

X
 Date Signature _____

Date: _____

Date: ____/____/____



A MANUFACTURE AND INSTALL ONE DOUBLE FACED TENANT SIGN, UPPER CABINET IS FABRICATED ALUMINUM WITH ALUMINUM FACES. PAINT FINISH FACES AND RETURNS LIGHT BEIGE/IVORY (MATCH BUILDING COLOR). ROUTE COPY AND LOGO AREAS FROM FACE AND BACK WITH WHITE ACRYLIC. APPLIED 2630-49 BURGUNDY AND 2630-131 GOLD METALLIC VINYL FILMS APPLIED TO THE ACRYLIC. ILLUMINATE FROM INTERIOR WITH SLOAN SIGN BOX II WHITE LED LIGHTS. LOWER TENANT CABINET IS FABRICATED LARGE ACCESS EXTRUDED ALUMINUM WITH DIVIDER BARS FOR 5 TENANTS. PAINT FINISH TO MATCH UPPER CABINET, WHITE POLYCARBONATE TENANT FACES. (APPLIED VINYL GRAPHICS FOR TENANTS AT LATER DATE ON SEPARATE ORDERS). ILLUMINATE CABINET FROM INTERIOR WITH SLOAN SIGN BOX II WHITE LED LIGHTS. FABRICATED METAL LOWER AND MIDDLE REVEALS PAINTED BURGUNDY. MOUNT SIGN TO EXISTING BRICK BASE. (VERIFY EXISTING AND ADD REQUIRED STEEL SUPPORT PIPE). REMOVE EXISTING SIGN CABINET AND REMAINING ADDRESS NUMERALS FROM THE BASE.

SIGN PRODUCTS, INC. 1425 MONAD, BILLINGS, MT 59104 Phone (406) 592-8348 Fax (406) 592-9684	CLIENT KING AVE PROFESSIONAL BILLINGS, MT	DATE 01-26-16	DESIGN # 16302-16	DESIGNER TP	This design is the property of Sign Products Inc. and all rights to its use or reproduction are reserved
		SCALE 1/2" = 1'-0"	SALES TP	SHEET # 1 OF 1	

Applicant Letter

Chairperson of the Board of Adjustment
City Board of Adjustment
2825 3rd Avenue North
Billings, MT 59101

June 1st, 2016

Dear Sir or Madame;

The property at 2345 King Avenue West is an established office/ professional center. The property recently changed ownership. The new owner is investing in a major remodel to retain existing tenants as well as to appeal to perspective new business tenants.

A signage variance is being sought to attract business tenants to the location with high business name visibility on a major arterial (King Avenue). The existing sign does not have sufficient space to list all of the tenants in the building. Location identification has been difficult in the past with many clients passing the location before identifying they were at the correct address. King Avenue West is a six-lane major arterial with turning lanes. The speed limit is 35 mph. The building location turn off is near the traffic light which requires positioning oneself within plenty of distance so as to compete with traffic that is positioning for the turn lanes. The location needs to be highly visible to allow the time needed to position for exit. The proposed new sign solves the visibility issues and aids in the location being a draw for business tenants.

Thank you for your consideration.

Sincerely,



Jerry Nelson
PA Prospect LLC.

VARIANCE APPLICATION – CITY OF BILLINGS

1. Answer the following questions:

A. What reasons prevent you from using this property in conformance with the Zoning Regulation requirements?

The property has a King Avenue West address and is a professional office space for five (5) tenants. King Avenue West is a six-lane major arterial with turn lanes and 35 mph speed limit. Clients/customers approaching the building on King Avenue West need to be able to identify the location quickly so as to position themselves to exit King Avenue. The existing sign does not allow listing space for all five (5) tenants. It also does not have the visibility needed to be able to position oneself with respect to traffic to prepare for exiting King Avenue.

B. Why is there a need for the intended use of the property at this location?

The existing monument sign does not have sufficient space for all of the Tenants in the building. The building is comprised of five (5) professional office suites. All five tenants need to be able to show their location to their clients/customers in a visible location that traffic approaching on King Avenue can easily view.

A handwritten signature or scribble consisting of several overlapping, curved lines, possibly representing a signature or initials.