

Application, Applicant Letter, Site Plan

APPLICATION FORM

CITY VARIANCE

ID: Billings Variance # 1291 - Project # P2-19-00034

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

TAX ID # 83-2261069 A34229F CITY ELECTION WARD # 5

Legal Description of Property: BROOKSHIRE COMMONS BUILDING 2 UNIT 1 12.5% Common Interest

Address or General Location (If unknown, contact City Engineering): 100 BROOKSHIRE BLVD, BLDG 2 UNIT 1, BILLINGS MONTANA, 59102

Zoning Classification: RESIDENTIAL PROFESSIONAL (RP)

Size of Parcel (Area & Dimensions): .138 ACRE OR 6,011 SQUARE FEET

Covenants or Deed Restrictions on Property: Yes No X

If yes, please attach to application

Variance(s) Requested: LARGER SIGN THAN ALLOWED

Facts of Hardship: SEE ATTACHED 'FACTS OF HARDSHIP' DOCUMENT

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

Owner(s): BILL HANSER (HANSER CAPITAL HOLDINGS, LLC) (Recorded Owner) 2916 THOUSAND OAKS, BILLINGS MT, 59102 (Address) 406-671-7301 (Phone Number) BILL@HANSERCONSTRUCTION.COM (email)

Agent(s): DANIEL SMITH (PURE INFUSION SUITES OF BILLINGS) (Name) 1510 24TH ST. WEST, BILLINGS MT, 59102 (Address) 801-971-8625 (Phone Number) DANE@PUREINFUSIONSUITES.COM (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: [Signature] (Recorded Owner) Date: 3/1/2019



  
100 Brookshire Blvd, Bldg 2 Ste 1  
Billings MT, 59102  
(855)-550-3358

March, 5<sup>th</sup> 2019

Request for Variance  
100 Brookshire Blvd. Bldg. 2 Unit 1  
Billings MT, 59102

Re: Facts of Hardship

Dear Chairperson of the Board of Adjustment,

PURE Infusion Suites of Billings MT, is a new Infusion Center that seeks to provide affordable IV healthcare treatment to those with chronic conditions. We have created an attractive space and would like to place appropriate and fitting signage on the exterior of our building. Current zoning for this area is considered Residential Professional (RP). This zone allows signage to a maximum area of 32 sq ft (see Section 27-705(b)). We have submitted a request (PLNX-10-00049) for signage 115.69 sq ft in size (Please see attached rendering).

Our adjacent business neighbor, Bauer and Clausen Optometry, currently has attractive signage that is very comparable in sq footage to our request. It is not clear as to how Bauer and Clausen Optometry previously exceeded the zoning restrictions of 32 sf. Regardless, their signage fits the building very well. (Please see attached image). Allowing this variance would provide a more appealing and uniform look on the exterior of these two buildings.

It is our intent to ask for a variance to be allowed so that our submitted signage (PLNX-10-00049) request will match our neighbors, Bauer and Clausen Optometry. Again, allowing this variance would provide a more appealing and uniform look on the exterior of these two buildings.

Thank you for your consideration.

Respectfully submitted,

Daniel Smith

VP of Operations  
PURE Infusion Suites of Billings MT  
855-550-3358  
[Dan@pureinfusionsuites.com](mailto:Dan@pureinfusionsuites.com)



#### Facts of Hardship

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100 Brookshire Blvd, Bldg 2 Unit 1  
Billings MT, 59102  
(855)-550-3358

March 5<sup>th</sup> 2019

Notification of Variance  
100 Brookshire Blvd. Bldg. 2 Unit 1  
Billings MT, 59102

Dear Property Owner:

This notification is in support of our request for a variance to the exterior signage requirements currently zoned in the Brookshire Commons space. You are our neighbors and we want to keep you informed as best possible. PURE Infusion Suites of Billings MT, is a new Infusion Center that seeks to provide affordable IV healthcare treatment to those with chronic conditions. We have created an attractive space and would like to place appropriate and fitting signage on the exterior of our building. Current zoning for this area is considered Residential Professional (RP). This zone allows signage to a maximum area of 32 sq ft (see Section 27-705(b)). We have submitted a request for signage 115.69 sq ft in size (Please see attached rendering).

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It is our intent to ask the Board of Adjustment for a variance to be allowed so that our submitted signage (PLNX-10-00049) request will match our neighbors, Bauer and Clausen Optometry. Again, allowing this variance would provide a more appealing and uniform look on the exterior of these two buildings.

If you have any questions or concerns, please don't hesitate to reach out to me.

Thank you for your consideration.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Daniel Smith".

Daniel Smith

VP of Operations  
PURE Infusion Suites of Billings MT  
855-550-3358  
[Dan@pureinfusionsuites.com](mailto:Dan@pureinfusionsuites.com)

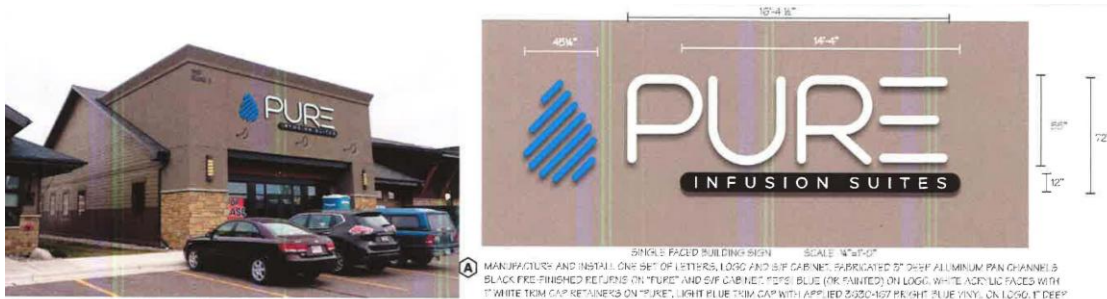
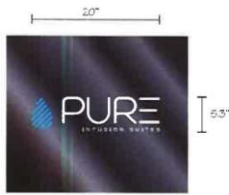


PHOTO RENDERING NO SCALE

A MANUFACTURE AND INSTALL ONE SET OF LETTERS, LOGO AND SIGN CABINET. FABRICATED 2" DEEP ALUMINUM PAN CHANNELS BLACK FINE FINISHED REFLECTS ON "PURE" AND SIGN CABINET. LETTERS: BLUE (OR PAINTED) ON LOGO, WHITE ACRYLIC FACES WITH 1" WHITE TRIM CAP RETAINERS ON "PURE", LIGHT BLUE TRIM CAP WITH APPLIED 3000-167 BRIGHT BLUE VINYL ON LOGO. 1" DEEP ALUMINUM RECESSED PAN FACE ON SIGN. PAINT FINISH BLACK. MOUNT COPY AND BACK WITH WHITE POLYCARBONATE. SLIGHT WHITE LED ILLUMINATION ON ALL. MOUNT ALL FLUSH TO BUILDING CENTERED IN AREA SHOWN IN PHOTO RENDERING.



WINDOW VINYL SCALE 1"=1'-0"



INTERIOR ILLUMINATED WALL SIGN SCALE 3/4"=1'-0"

C CUT AND APPLY ONE(1) SET OF VINYL GRAPHICS 7725-10 WHITE AND 7725-67 OLYMPIC BLUE VINYLS APPLIED TO IS1 SURFACE OF ENTRANCE DOOR GLASS.



Requested Sign Size



Neighboring Business Sign of 57.75 Square Feet