



CITY BOARD OF ADJUSTMENT
AGENDA-Wednesday, April 3, 2019 @ 6:00 p.m.
Miller Building, 1st Floor Conference Room
2825 3rd Avenue North, Billings, Montana

NOTICE TO THE PUBLIC

Public Comment:

There will be a Public Comment Section as noted on the agenda. This is the time members of the public may comment on any item not appearing on the agenda. Under State law, matters presented under this section cannot be discussed or acted upon by the Zoning Commission during this time. For items appearing on the agenda, the public will be invited to make comments at the appropriate time. It is very important to speak clearly, and state your name and address for the record. Please limit your comments to three (3) minutes or less.

Call the meeting to order.

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

Public Comment

Approval of Minutes:

1.

The minutes of the Board meeting of December 5, 2018.

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 Exparté 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 1291- 100 Brookshire Blvd. Unit 1** - A variance Request from BMCC **Section 27-705(b)** requiring a maximum sign area of 32 square feet to allow a maximum sign area of 116 square feet in a Residential Professional (RP) zone, in the Brookshire Commons Condominiums, Unit 7 (6,011 square feet), on Lots 1-4 Brookshire Sub a 3.66 acre parcel of land. The purpose of the variance is to allow the installation of a sign of 116 sf in an RP Zone. Tax ID: A34229G. Presented by; Karen Husman, Planner I

Other Business/Announcements

Adjournment

Information on the preceding item(s) may be obtained at the City-County Planning Division, 4th Floor of the Miller Building, 2825 3rd Ave North, Billings, MT 59101 or phone 247-8676. Anyone wishing to be heard on this matter may appear at this hearing or provide written testimony to Planning Division at the address above.

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 Robbin Bartley, Administrative Assistant, at 247-8676 or e-mail to bartleyr@ci.billings.mt.us

City Board of Adjustment

Meeting Date: 04/03/2019

Information

Subject

Attachments

BBOA_2018_12_05_draft

CITY BOARD OF ADJUSTMENT

MINUTES December 5, 2018

Name	Title	0	0	0	0	0	0	0	0	0	0	1	1	1
		1	2	3	4	5	6	7	8	9	0	1	2	0
		/	/	/	/	/	/	/	/	/	/	/	/	/
		0	0	0	0	0	0	1	0	0	0	0	0	0
		3	7	7	4	2	6	1	1	5	3	8	5	
		/	/	/	/	/	/	/	/	/	/	/	/	/
		2	2	2	2	2	2	2	2	2	2	2	2	2
		0	0	0	0	0	0	0	0	0	0	0	0	0
		1	1	1	1	1	1	1	1	1	1	1	1	1
		8	8	8	8	8	8	8	8	8	8	8	8	8
David Mitchell	Member	1	1	1	E	1	E	1	-	1	1	E	1	
Dave Hagstrom	Member	1	1	A	1	1	1	1	-	1	1	1	E	
Paul Hagen	Member	1	1	E	1	1	1	1	-	1	E	E	1	
Frank Chesarek	Member	1	E	1	E	E	E	1	-	E	E	E	E	
Oscar Heinrich	Member	1	1	1	1	1	1	E	-	1	1	1	1	
Martin Connell	Member	1	1	1	1	1	1	1	-	E	E	1	1	
Mark Noennig	Chair	1	1	1	1	1	1	E	-	1	1	1	1	

TOTAL NUMBER OF APPLICATIONS 2018	0	0	0	0	0	0	0	0	0	1	1	1	T
	1	2	3	4	5	6	7	8	9	0	1	2	O
	/	/	/	/	/	/	/	/	/	/	/	/	T
	0	0	0	0	0	0	1	0	0	0	0	0	A
	3	7	7	4	2	6	1	1	5	3	8	5	L
	/	/	/	/	/	/	/	/	/	/	/	/	
	2	2	2	2	2	2	2	2	2	2	2	2	
	0	0	0	0	0	0	0	0	0	0	0	0	
	1	1	1	1	1	1	1	1	1	1	1	1	
	8	8	8	8	8	8	8	8	8	8	8	8	
Variance	2	2	3	2	3	1	1	-	1	2	3	1	21

Chair Noennig called the meeting to order at 6:00 p.m. The City Board of Adjustment met in the first floor conference room of the Miller Building located at 2825 3rd Avenue North.

Nicole Cromwell introduced the City Board of Adjustment members and Planning Department staff. Attending Staff members are Nicole Cromwell, Zoning Coordinator; and Robbin Bartley, Administrative Support.

Attending: Scott Reiter, Mike Harper, Cynthia Harper, Shane Swandal, John Malloy

Public Comment

Chair Noennig opened the public comment period and asked if there was anyone wishing to speak during the public comment portion of the meeting.

Approval Meeting Minutes

Member Heinrich made a motion for the approval of November 8, 2018 minutes. Member Connell seconded the motion to approve. Minutes were approved by unanimous voice vote 5-0.

Disclosure of any Conflict of Interest, Ex Parte Communications and Site Visits

A form has been implemented for any disclosures. If any Member circled yes to a Conflict of Interest or Ex Parte Communication, it will be explained here.

Public Hearings

Nicole Cromwell reviewed the procedures for public hearings and stated the Board will open a public hearing and allow public comment this evening. She reviewed the hearing and presentation processes for the meeting and acting on each variance.

Nicole Cromwell read the legal description and presented **City Variance 1290**.

City Variance 1290 – 1775 High Sierra Blvd – Skyview High School – Land Use Contrary to Zoning - A public forum to gather comment on an installed solar voltaic array installed within the required 10-foot side adjacent to street setback (Sec. 27-309). The solar array was re-located during field installation due to underground utilities. *The City Board of Adjustment has no power to approve, deny or attach conditions to the proposed use. State law (MCA 76-2-402) requires a forum before the Board of Adjustment to receive public comment.* The property is Lot 1, Block 45 of High Sierra Subdivision, 1st Filing a 44.597 acre parcel of land and is zoned Public. Tax ID A27113

Recommendation:

Staff recommends the Board conduct the public hearing and gather public input.

Scott Reiter, Billings Public Schools, 101 10th Street West

Mr. Reiter explained the construction of the solar array as helping with electrical costs and educational purposes. There is a 6 inch irrigation pipe buried 6 foot deep at this location making it necessary to move the entire structure closer to the property line.

Member Mitchell asked if there are concerns about students throwing things on the panels and damaging them. At the rear the array is 11 feet high and does not rotate. It is a 50kw system that was purchased thru a grant from Northwestern Energy. Senior High is also a recipient and application is being submitted for West High.

Public Hearing open: 6:13 P.M.

Mike Harper, 1141 Siesta Drive

Mr. Harper and his wife Cynthia live directly across the street from the array. The area was grass and trees and now is gravel with an unsightly cyclone fence. He sees the structure of support and wiring. He is concerned this has lowered his property value. He expressed concerns regarding snow removal in this area.

Member Connell asked Mr. Harper what his solution to this might be. Mr. Harper would like to see the array taken down and perhaps placed on the roof.

John Malloy, 1025 Picador Way

Mr. Maloy expressed concerns with the safety of the array. Is the integrity of the fence secure to protect against electrocution.

Rebuttal

Mr. Reiter explained the size of the solar array is the same as Senior High. Placing it on the roof of Skyview is much more, has access difficulties and is more wear and tear to the roof. The power is located in a locked box, it is DC power and he has no concerns about electrocution. The district is not concerned with snow removal, they have the necessary equipment to do the job.

Member Connell asked if the District had contacted the neighbors before construction and asked for input. Mr. Reiter confirmed the neighbors had not been consulted. Member Connell is very critical of that approach.

Member Heinrich asked how many acres the school inhabits. 37 acres.

Other business: There will not be a January meeting as there were no applications submitted.

Public meeting closed: 6:25 P.M.

The meeting adjourned at 6:26 PM.

ATTEST: DRAFT. To be approved by a motion at the next scheduled meeting.



City Board of Adjustment

Meeting Date: 04/03/2019

SUBJECT: Variance 1291- 100 Brookshire Blvd. Unit 1

THROUGH: Monica Plecker

PRESENTED BY: Karen Husman

Information

REQUEST

Variance 1291- 100 Brookshire Blvd. Unit 1 - A variance Request from BMCC **Section 27-705(b)** requiring a maximum sign area of 32 square feet to allow a maximum sign area of 116 square feet in a Residential Professional (RP) zone, in the Brookshire Commons Condominiums, Unit 7 (6,011 square feet), on Lots 1-4 Brookshire Sub a 3.66 acre parcel of land. The purpose of the variance is to allow the installation of a sign of 116 sf in an RP Zone. Tax ID: A34229G. Presented by; Karen Husman, Planner I

RECOMMENDATION

Conditional Approval.

APPLICATION DATA

OWNERS: Bill Hanser, Hanser Capital Holdings, LLC

AGENT: Daniel Smith, Pure Infusion Suites of Billings

PURPOSE: To allow a sign larger than allowed in the RP

LEGAL DESCRIPTION: Lots 1-4 Brookshire Sub., Brookshire Commons Condo, unit 7

ADDRESS: 100 Brookshire Blvd., Bldg 2

EXISTING LAND USE: Commercial

PROPOSED LAND USE: Commercial

EXISTING ZONING: RP

CONCURRENT APPLICATIONS

Pending Sign Permit Application PLNX-19-00049

APPLICABLE ZONING HISTORY

SUBJECT PROPERTY	VARIANCE #	DATE	FOR	APPROVED (Y/N)	ADDITIONAL DATA
None					
SIMILAR PROPERTY					
2075 Central	634	3/5/91	Sign of 47 sf	N	RP
503 Wicks Lane	731	3/5/96	Sign of 64 sf	Y	RP
2139 Broadwater	753	10/7/97	Sign of 104 sf	Y	RP
2201 St. Johns Ave	762	4/7/89	Sign	Y	Public
2376 Main St.	799	6/1/99	Sign	Y	HC
1111 24th St. W.	810	10/5/99	Sign of 149 sf	Y	RP
1145 North 19th St.	901	7/1/03	Sign	N	Med. Cor.
1101 Shiloh Cr. Blvd.	1112	12/7/11	Sign	Y	CI
2612 Belknap Ave	1124	7/11/12	Sign	Y	27th Corridor
2105 Central	1129	9/5/12	Sign of 63 sf	Y	RP
2345 King Ave	1233	7/16/16	Sign of 160 sf	Y	RP

SURROUNDING LAND USE & ZONING

NORTH: Zoning: NC
Land Use: Commercial
SOUTH: Zoning: RMFR
Land Use: Residential
EAST: Zoning: RP & RMFR
Land Use: Commercial and Residential
WEST: Zoning: RP
Land Use: Commercial

BACKGROUND

The applicant is requesting a variance from BMCC Section 27-705(b) requiring a maximum sign area of 32 square feet to allow a maximum sign area of 116 square feet in a Residential Professional (RP) zone in the Brookshire Commons Condominiums, Unit 7 (6,011 square feet), on Lots 1-4 Brookshire Subdivision, a 3.66 acre parcel of land. The purpose of the variance is to allow the installation of a sign of 116 sf in an RP Zone.

The BOA has granted five sign variances and denied one in the RP zone within the city limits since 1990 that share similarities to this request. A variance request for the business at– the Central Plaza at 2075 Central Avenue also in an RP zone – request for 47 square feet, was denied in 1991. Five variances have been granted for other properties in an RP zone and are located on similar arterial streets (details in Zoning History). The RP zone is described as “a zone intended to accommodate limited commercial and professional offices as would be compatible with adjoining residential districts...” Retail businesses are not allowed in the RP zone and this is the defining characteristic between the RP zone and the Neighborhood Commercial (NC) zone. In the sign code, NC zoned property could have the same signage as a property zoned Community Commercial (CC) including signs up to 30 feet in height and 175 square feet in area.

The city has approved and denied several zone change requests from RP to NC where the primary purpose of the request is to allow for larger signs. A zone change from RP to NC at 3307 Grand Avenue was denied in 2004 but a zone change in the 2300 Block of Broadwater was granted in 1990. The Planning staff encourages variance applications where appropriate rather than applying for zone changes to increase available sign area for businesses.

The proposed application for a maximum sign area of 116 square feet in an RP zone. The intent is for the sign to be visible from Central Avenue for vehicular traffic. The applicant's request referred to the adjacent business “Bauer & Clausen” wall sign permit approved for 57.75 square feet. The "Bauer & Clausen" sign permit was approved in 2017, this parcel has two zoning designations; Neighborhood Commercial (NC) on the north nearest Central, and RP to the south. There was confusion on the Yellowstone County Tax detail and the zoning was misrepresented as NC. The permit was approved for the 57.75 square foot sign as determined by staff to be in the NC district. Staff is recommending approval of a sign no larger than what the adjacent property was approved for of 57.75 square feet. The location of the structure and surrounding structures would not allow the sign to be seen from Central Avenue.

SUMMARY

DETERMINATIONS

The Board of Adjustment shall make the following determinations prior to granting a variance:

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;

There are no special circumstances that exist in this situation. The lot is a regular shape and does not have any geographic restrictions.

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;

The BOA has granted five and denied one sign variance within the city limits since 1990 that share similarities to this request. There are similar properties in the area with larger signs and some may not conform to the requirements of the underlying zoning. Denial of proposed variance will deprive this applicant a right commonly enjoyed by similar property in the same district.

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

The variance for the proposed sign area will not confer a special privilege not allowed to other businesses on Central Avenue and other businesses in the area. Five similar variances have been granted to property in the RP located on similar arterial streets, and the adjacent unit was granted a permit for a 57.75 square foot of wall sign.

4. That the granting of the variance will be in harmony with the general purpose and intent of this Chapter and with the Growth Policy;

Overall, the variance is in harmony with the general purpose and intent of the zoning regulations and the growth policy. The new sign, if approved for 57.75 square feet, is not more intrusive on the residential area to the South.

5. In granting any variance, the Board may prescribe appropriate conditions and safeguards in conformity with this Chapter. 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 Chapter;

Staff proposes the following conditions of approval:

1. The variance is from 27-705(b) requiring a maximum sign area of 32 square feet for wall sign to a maximum sign area of 57.75 square feet. No other variance is intended or implied with this approval.
2. The variance is limited to Brookshire Commons Condo, Unit 7. The sign must be constructed in substantial compliance as shown on the submitted site plan (no larger than 57 square feet) and meet all other zoning and building code requirements where applicable.
3. The proposed sign may be illuminated however, no electronic message display (EMD), traveling, blinking, flashing or variable illumination of the sign is allowed.
4. The sign permit, and any additional permits required, shall be obtained within 2 months of Board of Adjustment approval and the sign must be installed within 6 months of Board of Adjustment approval. Failure to obtain a sign permit or complete the installation within the time limits prescribed herein shall void the variance.
5. 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.

6. 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; and A two month time limit is recommended to obtain the necessary permits and a 6 month time limit is recommended for completion of the sign installation.

7. Under no circumstances shall the Board grant a variance to allow a use not permissible under the terms of this Chapter in the district involved. A variance shall not be a grant of special privilege inconsistent with limitations placed upon other property in the district.

The granting of this variance would not allow a use that is not allowed in the zoning district – signage is allowed in the RP zone.

RECOMMENDATION

Staff has reviewed this variance and is forwarding a recommendation of conditional approval based on the criteria for variances as presented within this report, with the following conditions;

1. The variance is from 27-705(b) requiring a maximum sign area of 32 square feet for wall sign to a maximum sign area of 57.75 square feet. No other variance is intended or implied with this approval.
2. The variance is limited to Brookshire Commons Condo, Unit 1. The sign must be constructed in substantial compliance as shown on the submitted site plan and meet all other zoning and building code requirements where applicable.
3. The proposed sign may be illuminated however, no electronic message display (EMD), traveling, blinking, flashing or variable illumination of the sign is allowed. The proposed sign will be located and oriented in substantial conformance with the submitted site plan.

4. The sign permit, and any additional permits required, shall be obtained within 2 months of Board of Adjustment (BOA) approval and the sign must be installed within 6 months of BOA approval.
5. Failure to meet the requirements of these conditions within the time limits prescribed herein shall void the variance.
6. 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.

Attachments

Zoning Map & Site Photos

Application, Applicant letter & Site plan

Surrounding Zoning



Site Photos





Subject Property



West

Site Photos



West



Subject Building Sign Area



South



East



Building to the east



Looking North on Brookshire Blvd. toward Central Ave



North from the subject property, toward Central Ave.



North from the subject property, toward Central Ave. & Brookshire intersection.

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

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



City Variance Application 2018-2019 updated Sept 7, 2018


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

March, 5th 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



Facts of Hardship

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.



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

March 5th 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).

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).

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

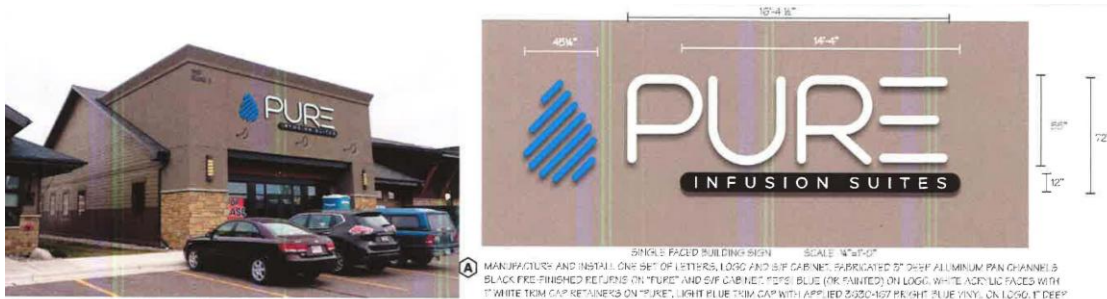
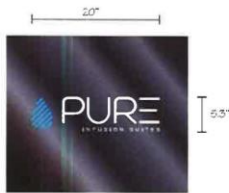
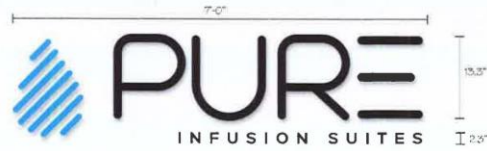


PHOTO RENDERING NO SCALE

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 OLIMPIC BLUE VINYLS APPLIED TO IS1 SURFACE OF ENTRANCE DOOR GLASS.



Requested Sign Size



Neighboring Business Sign of 57.75 Square Feet