

Variance 293 – Application materials

APPLICATION FORM

COUNTY VARIANCE County Variance # 293 - Project # P2-19-00101

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

TAX ID # 82-171150 A09614 COUNTY COMMISSIONER DISTRICT # 1

Legal Description of Property: Kimble Sbd 3rd Filing, S11, T01 S, R36 E, Block 1, Lot 7A, AMD (19)

Address or General Location (If unknown, contact County Public Works): 2312 Kimble Ave 59101

Zoning Classification: Ag-Open

Size of Parcel (Area & Dimensions): 100' x 315', portion of 372' x 315'

Covenants or Deed Restrictions on Property: Yes No 50, 804th

If yes, please attach to application

Variance Requested: Please see attached

Facts of Hardship: Please see attached

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

Owner(s): Mountain West Veterinary - Billings LLC
(Recorded Owner)
549 E Mendenhall St Bozeman MT 59715
(Address)
406-220-1221 heichbraun@msm.com
(Phone Number) (email)

Agent(s): Peter Heichbraun
(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: [Signature] Date: 6/14/19
(Recorded Owner)



Tax ID # 82-1711150
Mountain West Veterinary – Billings, LLC
County Sign Variance Request Application

1A. What reasons prevent you from using this property in conformance with the Zoning Regulation requirements?

Our proposed location for On-Premises signage is situated well below the grade of I-90, and within the 660' buffer of I-90.

In order to meet our goal of highlighting our location to the fast-moving traffic on the interstate, our sign would need to be located higher (above grade), larger in size, and well-lit. This is particularly important due to the nature of our business (please see below).

1B. Why is there a need for the intended use of the property at this location?

As an equine veterinary clinic, we regularly see our equine patients on emergency and after hours.

As specialists, we often see sick and injured horses on referral from other vets in far-away locations, so clients may not be familiar with our location. This makes high-visibility additionally important.

In addition, owners of sick horses are very often anxious, and need every possible guidance in order to make their way directly to our clinic, especially in their large and hard-to-maneuver horse-trailers. Prompt and efficient arrival at the clinic can make a difference in patient's prognosis, or even its survival.

At our location in Gallatin County, we have established high-visibility On-Premises signage in accordance with Montana Department of Transportation rules. The sign has a professional appearance, and has helped immensely in directing clients to our location in an efficient manner.

This sign has external lights that turn on via photo-eye when the sun goes down. Each face is 12' x 20', for a total surface area of 240 square feet per side.

We would like to construct a similar sign at the location in Yellowstone County.

Example Images of Planned Sign
(Images of Current Sign in Three Forks)



Current View I-90 East Side



Sign Design: 12' x 20' (240 sf per face)



Google Earth I-90 View - East Side (c 2016)



Google Earth I-90 View - West Side (c 2016)

2. Prepare a written statement addressed to the Chairperson of the Board of Adjustment. State what is intended to be done with the property, including new construction or change in the use of the property, and why the variance is being sought.

We established an equine veterinary clinic at 2312 Kimble Drive in early 2018. Many clients report difficulty in locating the site, largely due to its "tucked-away" location.

Our property fits the definition of On-Premises Signage (18.6.204), as we would solely and specifically be advertising for our veterinary clinic located on adjacent premises.

The land is held under our real estate company, Mountain West Veterinary – Billings, LLC. As per code, the relevant outdoor advertising will then pertain to our proposed signage.

Our proposed location for On-Premises signage is located within 660 feet of the nearest edge of the right-of-way of an interstate (Montana Code, 75-15-113), so we would like to request consideration consistent with MT DOT rules regulating Outdoor Advertising (75-15-113).

Specifically then, and as per 75-15-113, we request to construct double-faced, back-to-back, V-type sign, up to 672 square feet in total maximum area, not exceeding 48 feet in length, with a maximum height of the sign structure, including the sign face, of 30 feet, measured at a right angle from the surface of the roadway at the centerline of the interstate or primary adjacent highway, which in this case is Interstate I-90. We also request to add illumination to this sign.

Variance Requested:

* Our property fits the definition of On-Premises Signage (18.6.204), as we will be advertising for our veterinary hospital, located on adjacent premises which is held under our real estate company, Mountain West Veterinary – Billings, LLC. This Code also stipulates that the relevant Outdoor Advertising Act shall then pertain to our proposed signage.

** Our proposed location for On-Premises signage is located within 660 feet of the nearest edge of the right-of-way of an interstate (Montana Code, 75-15-113), we request consideration consistent with MT DOT rules regulating Outdoor Advertising (75-15-113).

*** As such, we request to build a double-faced, back-to-back, V-type sign (75-15-113(5)), up to 672 square feet in total maximum area (75-15-113 (1)), not exceeding 48 feet in length (75-15-113(2), with a maximum height of the sign structure, including the sign face, of 30 feet, measured at a right angle from the surface of the roadway at the centerline of the interstate or primary adjacent highway (75-15-113(3)), which in this case is Interstate I-90.

Specifically:

Variance Request #1: Construction of a double-faced, back-to-back, V-type On-Premises sign.

Variance Request #2: Construction of an On-Premises sign up to 672 square feet in maximum area, i.e. 336 sq ft per face. (Our sign in Three Forks is 12' x 20').

Variance #3: Construction of an On-Premises sign up to 30' in total maximum height above the surface of I-90 roadway centerline.

Variance #4: Addition of non-flashing lights to both faces of the On-Premises sign.

