



Looking North toward the subject property



North west



Looking south east



Looking South

APPLICATION FORM

CITY VARIANCE ID: Billings Variance # 1357 - Project #_PZX-22-00308

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

PROPERTY TAX ID # _____ CITY ELECTION WARD # Ward IV

Legal Description of Property: HANCOCK GRAND SUBD, S34, T01 N , R25 E, BLOCK 1, Lot 1A1, SUB AMD (05) 1.50 AC

Address or General Location (If unknown, contact City Engineering): 1423 38th St. West, Ste. 2, Billings, MT. 59102

Zoning Classification: Commercial, Mixed Use

Size of Parcel (Area & Dimensions): IV Nutrition, Suite 2, 1,776 ft2, 36 ft wide x 48 ft long

Covenants or Deed Restrictions on Property: Yes _____ No X If yes, please attach to application

Variance(s) Requested: Allow for IV Nutritions store front sign to remain in place although it has been determined to be slightly larger than zoning regulation requirements.

Facts of Hardship: (attach letter)

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

Owner(s):

(Recorded Owner): DSS, LLC

(Address) 1713 Shady Grove Way, Billings, MT 59106

(Phone Number) 406-690-9274 (Email): Kevin.M@k2civilinc.com

Agent(s):


(Name) Kevin M'Govern

(Address) 1713 Shady Grove Way, Billings, MT 59106

(Phone Number) (email) 406-690-9274

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:

1/4/23 
(Recorded Owner)

IV Nutrition
1423 38th St W Suite 2
Billings, MT 59102
(406) 206-3550
www.ivnutritionnow.com

To whom it may concern,

We are applying for a variance due to a few issues we experienced in the sign installation process.

We first made contact with our signage company, Sign Pro, back in May of 2022. We submitted our plans for our exterior signage at that time, stating that we would be opening at the end of the year (that is what the contractor was thinking at that time) and wanted to ensure that our sign was hung before our first day of business.

We approved the renderings sent to us by the signage company probably a month after our first contact with them.

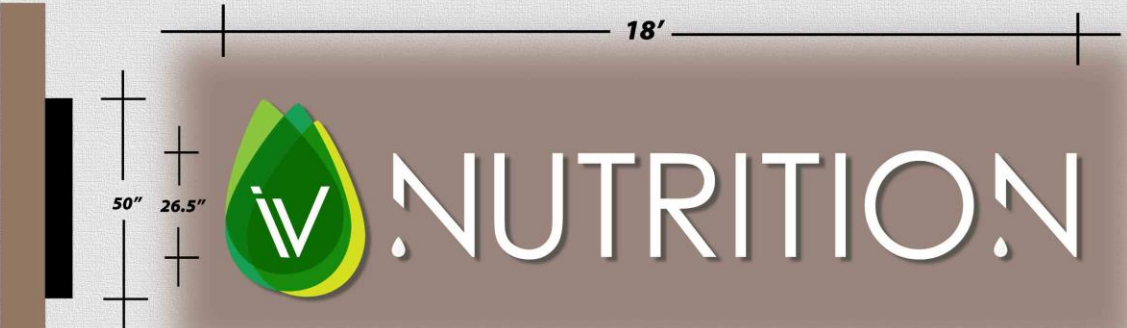
We were pleased to learn that our sign would be installed on November 21st. Upon seeing it on the building, we were thrilled - it looked great!

The following week, I received a call from Todd Morgan from the city informing me that there was not a permit filed for our sign. I immediately contacted Sign Pro, and they took accountability for the mistake and said they would apply for the permit right away. I circled back with Todd to ensure that Sign Pro did follow up and the correct steps were being taken to fix the problem. At that time, Todd informed me that yes a permit was filed and it was being worked on. Then, a week after that, I received another call from Todd informing me that the city planning committee reviewed the permit and my sign and determined it was too big, based on zoning and city codes. I was saddened to hear this news, as my business is scheduled to open very soon and my installed sign has been found to not be in compliance with city codes.

I am applying for a variance in hopes that the city will find my sign to be acceptable as is and allow me to keep the sign that is already installed and paid for. I would like to note that sadly, I was unaware of the need for a permit prior to installation, otherwise, I would have ensured that the proper steps were taken during this process.

Thank you for your time and consideration in this matter,

Ryan and Sara Nelson
Owners, IV Nutrition



NUTRITION

Illuminated Channel Letter Display



The specifications ask for 18'-6" (wide) but I am showing 18' here. Going by the architectural plans I believe optically that that extra 6" the display would struggle with that feature on the right.

Computer routed aluminum backs and Acrylic Faces. Full color translucent print with UV on Icon. 3" aluminum returns, (Black) with Black Trimcap.

L.E.D. interior lightsource.

Installation by Billings Sign Pro.

Please note; final electrical not included.



DESIGNS