

**CITY VARIANCE APPLICATION FORM**  
**CITY VARIANCE : Billings Variance # \_\_\_\_\_ - Project # \_\_\_\_\_**

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

PARCEL TAX ID # A01560, A01554 CITY ELECTION WARD # 1

Legal Description of Property: Billings Second Addition, S03, T01 S, R26 E, Block 214, Lots 1-24

Address or General Location (If unknown, contact City Engineering): 615 S 27th St

Zoning Classification: P2- Public, Civic Institutions

Size of Parcel (Area & Dimensions): 83,937 sq ft

Variance(s) Requested: To allow installation of an 8' chain link fence with security barbed wire on top with a portion of the fence having privacy slats.

Fence to enclose North portion of existing parking lots. Fencing required to provide safety to MHP Troopers & staff and provide security from vandalism.

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): VTR PROPERTIES LLC

(Recorded Owner)

214 Pine Haven Trail, Billings, MT 59105

(Address)

406-698-7764

(Phone Number)

pyrofx.mt@gmail.com

(email)

Agent(s): Todd Reichenbach, manager

(Name)

216 Pine Haven Trail, Billings, MT 59105

(Address)

406-698-7764

(Phone Number)

pyrofx.mt@gmail.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:  MANAGER - VTR PROPERTIES Date: 10/16/2025

(Recorded Owner – digital signature allowed)

VTR PROPERTIES LLC

214 Pine Haven Trail

Billings, MT 59105

Attn: City Board of Adjustment

VTR PROPERTIES is the owner of the property located at 615 S 27th St., which is leased to the Montana Department of Justice- Montana Highway Patrol. The MHP has been operating in this area since 1998. Recently, safety concerns for both Troopers and staff, as well as the security of vehicles, have escalated. The rise in local crime and vandalism has necessitated enhanced security measures. To address these issues, the MHP requires a fence around their parking area to ensure the safety and security of their personnel and vehicles.

Recent vandalism incidents have affected both evidence vehicles and new patrol cars awaiting deployment. The proposed solution is a chain link fence with a height of 8 feet, featuring security wire at the top and privacy slats on the eastern side of the parking lot. This design requires a variance from the city's regulations.

The use of the property will remain consistent, with the exception that the MHP may temporarily store vehicles involved in crashes as evidence. The surrounding area is a mix of uses, including The Montana Woman's Prison (with a 12-foot fence), commercial properties, industrial properties with chain link fencing, two residential properties, and city-owned vacant lots adjacent to the Department of Justice property.

I kindly request your approval of this variance to allow for the construction of this essential security fence, which will better protect the MHP staff and Troopers as they serve the citizens of Billings and its surrounding areas.

Respectfully submitted,



Todd Reichenbach

Manager VTR PROPERTIES LLC

**STATE OF MONTANA  
DEPARTMENT OF JUSTICE  
MONTANA HIGHWAY PATROL DIVISION  
18 TROOPER DR. BOULDER, MT 59632**

**AUSTIN KNUDSEN  
ATTORNEY GENERAL**

**PHONE: 406.444.3780  
FAX: 406.444.4169**



Billings City Council  
P.O. Box 1178  
Billings, MT 59103

October 6<sup>th</sup>, 2025

Dear City Council,

The Montana Highway Patrol, District IV Office, is located at 615 A, South 27<sup>th</sup> Street, Billings, MT 59101. We are requesting permission to close the ally behind the office and install fencing around the north side of the building and a portion of the parking lot. This is necessary for several reasons.

The first and most important reason is for officer safety. In recent years, several homicides, shootings, stabbings and other violent offenses have occurred within blocks of our location. Furthermore, according to the Fraternal Order of Police, ambush style attacks on law enforcement are on the rise. According to CBS News, "At least 56 law enforcement officers have been shot in 45 ambush-style attacks in 2025 through July 31<sup>st</sup>." This fence would provide added security for troopers entering and exiting the premises and is essential in minimizing the threat of such an attack.

Secondly, it would provide security for state owned vehicles, property, and equipment. We regularly have several new patrol cars in the parking lot, waiting to be built by our radio technician. Similarly, we store our spare patrol cars, that are used by troopers when their assigned patrol cars are unavailable for a length of time due to service or repairs. In the past, we have had windshields shattered and gas syphoned from our patrol vehicles. This fence would deter such vandalism and would help ensure that our vehicles are not tampered with, which pose a substantial safety risk to the troopers that use them.

Lastly, it would provide a temporary secure storage location for vehicles held as evidence that were involved in fatal crashes or vehicles seized awaiting forfeiture.

Thank you for your consideration in this matter.

Respectfully,

A handwritten signature in black ink that reads "Eric Gilbert". The signature is written in a cursive style with a prominent loop at the end of the last name.

Captain Eric Gilbert  
District IV Commander  
Montana Highway Patrol

**CITY OF BILLINGS**  
316 N. 26th St. - 5th Floor  
BILLINGS, MT 59101  
Office: (406) 657-8307  
Fax: (406) 237-6291

**ENG - OFFICE - ENCROACHMENT PERMIT**  
**PERMIT # ENG-25-04429**

**Service Number:** 3478900  
**Route Number:** 032147  
**Location ID:** 000001903  
**Tax ID:** A01560

**Date Issued:** 10/08/2025  
**Job Address:** 615 S 27TH ST  
**Subdivision Name:** BSA BILLINGS SECOND ADD  
**Subdivision/Block/Lot:** BSA/214/013-24

**Owner:** VTR PROPERTIES LLC  
**Email:**  
**Contractor:** OWNER

**Water Meter Size:** 1" METER  
**Water Service Line Size:** WA SVC LINE 1 1/2"

**Water Service Line Type:** WA LINE PLASTIC  
**Water House Line Size:** HOUSE LINE 1 1/2"

**Project Name:**  
**Description of Work:** Fence gates at two locations

**ENGINEERING NATURE OF WORK: VALID FOR 365 DAYS - CALL (1) BUSINESS DAY IN ADVANCE FOR INSPECTION**

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**UTILITIES NATURE OF WORK: VALID FOR 90 DAYS - CALL (1) BUSINESS DAY IN ADVANCE FOR INSPECTION**

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<b>FEES:</b>	
ENG - 7 ENCROACHMENT PERMIT:	\$75.00
<b>Total Fees:</b>	\$75.00

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**Special Conditions:**

**Dated** \_\_\_\_\_ **Name of Company** \_\_\_\_\_

**By** \_\_\_\_\_ **Title** \_\_\_\_\_

The applicant hereby agrees that all work/installation/repair will be done in strict conformance with the city rules and regulations governing such work including the Montana Public Works Standard Specifications (MPWSS), Sixth Ed., April 2010 and the City of Billings Modifications to MPWSS, January 2021. Said Work will be done under and in accordance with all rules, regulations, and ordinances of the City of Billings, Montana, so far as said rules are applicable thereto. Applicant agrees to maintain work in a manner approved by the City. Applicant also hereby agrees and is bonded and held responsible to the owner for any and all damages to any other installation already in place as a result of work covered by this permit. Applicants to whom permits are issued shall at all times indemnify and save harmless the City of Billings, members of the City Council, the State of Montana, and all City and State employees, agents and officers from responsibility, damage, or liability arising from the exercise of the privileges granted in such permits.

- All work in the right of way will be signed pertaining to traffic control in accordance with "Manual of Uniform Traffic Control Devices."
- All attached special provisions and sketches are considered part of this permit and are therefore governed in accordance with the aforementioned.
- Contractor shall call all utilities before excavating.
- The City of Billings will locate and mark utility mains, but will not locate or mark water, sewer, or storm drain services. Permittee is responsible to locate any services crossed.
- Contractor shall pothole all service crossings and visually observe the service being crossed.

**Right of Way Permits:** Please call (406) 657-8307 and request an inspection (1) business day in advance. This permit is valid for 365 days.

