

CITY VARIANCE

APPLICATION FORM --  
ID: Billings Variance # 1356

- Project # P2X-22-0309

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# A34024C CITY ELECTION WARD # 5

Legal Description of Property: Shiloh Crossing Sub (09), S14, T01S, R25E, Block 1, Lot 3A1, AMD (13)

Address or General Location (If unknown, contact City Engineering): 1025 Shiloh Crossing Blvd., Billings

Zoning Classification: CMU2 - Corridor Mixed Use 2

Size of Parcel (Area & Dimensions): 6.354 acres

Covenants or Deed Restrictions on Property: Yes \_\_\_\_\_ No \_\_\_\_\_

If yes, please attach to application

Variance(s) Requested: Sign Variance

Facts of Hardship: (attach letter) See attached

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

Owner(s): Shiloh Silver Screen Partners, LLC

(Recorded Owner) P.O. Box 80510 Billings, MT 59108

(Address) 4066514300 lilly@corningcompanies.com

(Phone Number) (email)

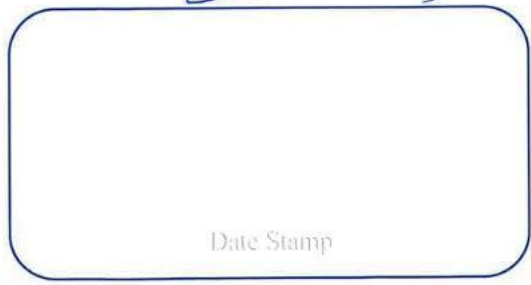
Agent(s): n/a  
(Name)

(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: 12-2-2022  
(Recorded Owner)



December 21, 2022

Board of Adjustment

Re: 1025 Shiloh Crossing, Suite 2

To the attention of the Chairperson of the Board of Adjustment:

**Reason for Requesting a Variance:**

Candy Town is a successful, locally owned, candy store at Shiloh Crossing that is moving into a larger space (that was previously occupied by EverFit Montana) within Shiloh Crossing. Candy Town is requesting to relocate an existing 80 sf wall sign that is installed at their current location to a different, adjacent building within the same Shopping Center.

According to the new Sign Code, Candy Town is unable to relocate their existing wall sign within Shiloh Crossing because the new code limits the amount of “wall signage” on multitenant buildings. Per this new code, the current tenants (who have all been in place since before ReCode was enacted) utilize the entire wall signage allotment, leaving no signage for Candy Town. Please note that the sign that Candy Town is planning to utilize is much smaller than the previous tenant’s wall sign.

**Facts of Hardship**

The inability to install a wall sign causes a hardship to both the tenant and property owner. Without the ability to reuse their existing sign, Candy Town would incur a cost of over \$30,000 to create a new sign. Furthermore, both the Tenant and Landlord would have to create a new structural system to accommodate an awning or extension away from the building fascia to meet the new code. We estimate this cost would be upward of \$50,000 and would take months to implement. This would significantly delay Candy Town’s relocation timeline. Furthermore, it would force a new aesthetic at the Shopping Center that is otherwise inconsistent with the existing buildings.

For these reasons, the Landlord, Shiloh Silver Screen Partners, and Tenant, Candy Town USA, request a variance to install their existing signage (which again, is a smaller sign than the previous Tenant had installed) and exceed the newly mandated limit for wall signage within a multi-tenant building.

Thank you for your consideration,

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Tom Gross (agent)

Sign Products, Inc.

1425 Monad Rd.

Billings, MT 59101

406-252-6348