



NOTICE TO THE PUBLIC

Citizens are invited to:

. Review the Agenda Packet on the City's website at: [Agenda and Minutes](#)
Public comment will be taken only during the Public Comment periods as indicated on the agenda and during the Public Hearings, if any are scheduled, under the Regular agenda. Comments may be sent to the Board via email before 12:00 pm on the meeting date. All emails received prior to this time will be entered into the record for the public hearing. Comments may be submitted by:

- . Mail: City/County Planning Division, PO Box 1178, Billings MT 59103
- . Email: plnonline@billingsmt.gov
- . NOTICE: All meetings and official activities of the MPO are held in buildings and locations that comply with accessibility standards according to the Americans with Disabilities Act (ADA). Special arrangements for participation in 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 the Planning Division Office, at 406-657-8247.

Call the meeting to order.

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

Public Comment

Approval of Minutes:

Meeting Minutes of May 6, 2026

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

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. **City Variance 1395** – 2900 Central Ave #3 – Sign size & height - A variance from Section 27-1407.C.2(b), 1 and 2, Table 27-1400.5 requiring a maximum sign area of 50 square feet, and Table 27-1400.7 requiring a maximum height of 8 feet to allow maximum sign area of 65 square feet and a maximum height of 14 feet, in a Corridor Mixed Use 1 (CMU1) zone, on Lots 1-4, Brookshire Subdivision, at Brookshire Commons Condominiums, Unit 3 and 12.5% Common area interest, S12, T01 S, R25 E, a parcel of land approximately 3.67 acres. The purpose of the variance is to allow and increase in size and height of an existing sign. Tax ID: A34229

Other Business/Announcements

Adjournment

Additional information on this application is available on-line at <https://www.billingsmt.gov/2361/Current-Zoning-Applications>

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 Brenda Berns, Planning Clerk at bernsb@billingsmt.gov or 406-247-8610

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City Board of Adjustment

Meeting Date: 06/03/2026

SUBJECT:

PRESENTED BY: Brenda Berns

Information

REQUEST

Meeting Minutes of May 6, 2026

RECOMMENDATION

APPLICATION DATA

OWNER:

AGENT:

LEGAL DESCRIPTION:

ADDRESS:

CURRENT ZONING:

EXISTING LAND USE:

PROPOSED USE:

SIZE OF PARCEL:

SURROUNDING LAND USE & ZONING

NORTH:

Zoning:
Land Use:

SOUTH:

Zoning:
Land Use:

EAST:

Zoning:
Land Use:

WEST:

Zoning:
Land Use:

BACKGROUND

RECOMMENDATION

Staff recommends

Attachments

Minutes of May 6, 2026

Wednesday, May 6, 2026 at 4:30 PM

Board members		01/07/2026	02/04/2026	03/04/2026	04/01/2026	05/06/2026	06/03/2026	07/01/2026	08/05/2026	09/02/2026	10/07/2026	11/04/2026	12/02/2026	
Josh Sayer	Chairman	1	1	1	-	1								
Michael Bruschwein	Vice Chair	A	1	A	-	1								
George Warmer	Member	V	1	1	-	A								
Chris Hayes	Member	1	1	1	-	1								
Elizabeth Shumaker	Member	1	1	1	-	1								
Denise Joy	Member	-	-	1	-	1								
Vacant	Member	-	-	-	-	-								
TOTAL NUMBER OF APPLICATIONS 2026		01/07/2026	02/04/2026	03/04/2026	04/01/2026	05/06/2026	06/03/2026	07/01/2026	08/05/2026	09/02/2026	10/07/2026	11/04/2026	12/02/2026	TOTAL
Variance		1	2	1	-	2								4
Appeal														

Please note: "A" stands for excused absence, "1" stands for present, "V" stands for Zoom participation

Call the Meeting to Order: Chairman Sayer called the meeting to order at 4:31 PM.

Attending Staff:

Karen Husman, Zoning Coordinator; Dave Green, Planner; Brenda Berns, Planning Clerk

Public Comment: No speakers came forward to comment.

Approval of Meeting Minutes – March 4, 2026

Motion

Motion by Board member Bruschwein to approve the meeting minutes of March 4, 2026 as submitted, second by Board member Joy. Motion carried unanimously.

Conflicts of Interest Disclosure for Members and Staff

Disclosure of Ex Parte Communications – None

Disclosure of Site Visits – None

Disclosure of Conflict of Interest – None

Regular Business

Karen Husman, Zoning Coordinator, read the rules and procedures for conducting a public hearing.

Public Hearing

Chairman Sayer opened the Public Hearing.

a. City Variance 1393 – 715 Commerce Way Building 2– Sign size - A variance from Section 27-1407.F.2 referencing Section 27-1407.B requiring a maximum sign size of 100 square feet to allow a maximum sign size for one sign at 406 square feet, and three signs no larger than 210 square feet in a Public, Civic, and Institutional (P2) zone, on Lots 3A-5A, Block 1, of Amended Plat of Lots 3A-1A, 3A-4, & 3A-5 Block 1 of Popelka Commerce Center Subd., Second Filing, S08, T01 S, R26 E, a parcel of land approximately 2.03 acres. The purpose of the variance is to allow an increase in sign size for 4 signs for the Signal Peak Ice Arena. Tax ID: A35427

Karen Husman provided an overview of the variance request. Dave Green then delivered the formal presentation, reviewing the supporting criteria, explaining the variance in greater detail, and responding to questions from the Board.

Recommendation

Staff are recommending conditional approval of Variance 1393 and adoption of the findings of the review criteria:

- Denying the variance might deprive this owner of similar rights enjoyed by other large buildings that have received approval for their signs that are over the maximum as defined in zoning.
- Granting the variance will not confer a special privilege to this applicant. This ensures the applicant is treated comparably to other properties in the Billings who have requested large signs.
- Granting the variance will be in harmony with the purposes of zoning and growth policy. The variance request is in harmony with the general purposes and intent of the Growth Policy and zoning code, in that it is encouraging uniformity with larger buildings having larger signs that are more in scale to the size of the building. Successful businesses that provide local jobs benefit the community.

Proposed Conditions

In granting the variance the BOA may impose appropriate conditions. Planning staff are recommending the following conditions:

1. The variance is for one large sign with a maximum sign area of 406 square feet on the south façade, and three walls are allowed maximum of 210 square feet on the north, east and west walls.
2. The variance applies to Lots 3A-5A, Block 1, of Amended Plat of Lots 3A-1A, 3A-4, & 3A-5 Block 1 of Popelka Commerce Center Subd., Second Filing, S08, T01 S, R26 E, a parcel of land approximately 2.03 acres. Also known as 715 Commerce Way, Building 2.
3. Prior to installation and within 2 years of Board of Adjustment approval of the variance, the applicant will apply for the sign permit.
4. Failure to begin or complete actions required by this approval within the time limit set forth shall void this 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, leaseholders, heirs and assigns.

Chairman Sayer opened the Public Hearing.

Alex Picicci 1015 Calico Ave – Mr. Picicci stated it is a very large building, not on a major roadway, which the architect made the size of the sign to fit the building. Signal Peak Energy has the largest donation in Billings history.

There were no other speakers wishing to comment in favor or opposition. Chairman Sayer closed the Public Hearing.

Motion

A motion was made by Board member Joy to Approve Variance 1393 and adopt the findings of the review criteria and recommended conditions as presented within the staff report. Second by Board member Shumaker. Motion carried unanimously.

Variance 1393 is Approved. Vote: 5:0

b. City Variance 1394 – 1005 Main St. – Pole sign size and height - A variance from Section 27-1400, Table 27-1400.11 requiring a maximum size of 100 square feet, and a maximum height of 25 feet to allow a sign size of 150 square feet and a height of 58 feet 6 inches, in a Heavy Commercial (CX) zone, on Lot 11A, Block 5, Amended Plat of Lot 16-A, Amended Plat of lots 15 and 16, Block 5, Wanigan Subd., and Lots 10, 11 and 12 Block 5 Wanigan Subdivision, S22, T01 N, R26 E, a parcel of land approximately 29,733 square feet. The purpose of the variance is to allow a freestanding pole sign to be taller and larger than allowed in the district. Tax ID: A19438

Karen Husman provided an overview of the variance request and provided a formal presentation of the supporting criteria for staff's recommendation of denial.

Recommendation

Planning staff recommends Denial of Variance 1394 and adoption of the findings of the review criteria:

- **Denying the variance would not deprive this owner of similar rights** enjoyed by others in the area. The preference to use an existing location of a billboard does not constitute a hardship and results in a request for relief that is not available to other properties under the same zoning.
- **Granting the variance will not confer a special privilege to this applicant.** Approval of the variance would grant a special privilege inconsistent with the intent of the zoning code. The zoning code establishes specific standards for new signage to ensure consistency and compatibility. The proposed variance does not meet the intent of the zoning code.
- **Granting the variance will be in harmony with the purposes of zoning and growth policy.** This variance is not in harmony with the purpose and intent of the Zoning Code and Growth Policy as it relates to signage within this district. The proposed variance would allow signage that does not conform to the established regulations without a demonstrated hardship and allow a sign that is not uniform or consistent with the neighborhood.

Questions

Board members asked questions regarding the proposed signage and its proximity to nearby residential properties. Questions were raised concerning the height of the sign, and additional clarification was requested regarding the map location and how close the site was to surrounding residential areas. Staff provided further information and discussion followed.

Chairman Sayer opened the Public Hearing.

Applicant's Attorney:

Bryce Berg, Moulton Bellingham - Mr. Berg stated the variance request was intended to address safety concerns related to the property's location along Main Street and limitations caused by existing site conditions. Discussion included the current billboard location, limited parking area, circulation for larger construction and service vehicles, and the presence of a power pole affecting potential sign placement. It was explained that the original intent had been to maintain the existing sign, but staff later determined that would not be possible under current regulations. The requested sign height was intended to maintain visibility above the building due to the setback from the roadway, and the applicant expressed willingness to accept conditions reducing the height from the original request while still allowing adequate visibility.

There were no other speakers wishing to comment in favor or opposition. Chairman Sayer closed the Public Hearing.

Board Questions and Discussion

Board members asked questions regarding the proposed sign location, overall height, square footage, parking access, property lines, and visibility constraints. Discussion also addressed whether alternative compliant sign locations were feasible, the impact of the power pole and traffic circulation, and how current zoning standards applied to the request. Staff clarified that the primary concern was the requested height and noted that nonconforming signs in other locations could not be used as precedent. Staff also explained that the Board could consider reducing the sign height or delaying the request for additional information.

Further discussion focused on balancing visibility needs with consistency in applying sign regulations.

Board members discussed limiting the overall height while maintaining visibility above the building, as well as whether the requested square footage exceeded what would be appropriate for the site. Comparisons were made to nearby compliant signs along Main Street, and concerns were raised about setting precedent for future variance requests. Staff reviewed the proposed conditions and clarified that the sign location would remain consistent with the application materials.

Motion

Planning staff recommended Denial of the requested variance 1394, however the Board of Adjustment made findings to Approve a lesser variance than requested.

A motion was made by Board member Hayes, seconded by Board member Bruschwein to Deny the request of 150 square foot maximum sign, and Approve an amended variance to allow a maximum of 30 feet in height at its highest point with the following conditions:

1. The variance is from Section 27-1400, Table 27-1400.11 requiring a maximum height of 25 feet to allow one pole sign at a maximum height of 30 feet, in a Heavy Commercial (CX) zone. No other variance is intended or implied by this approval.
2. The variance applies to Lot 11A, Block 5, Amended Plat of Lot 16-A, Amended Plat of lots 15 and 16, Block 5, Wanigan Subd., and Lots 10, 11 and 12 Block 5 Wanigan Subdivision, S22, T01 N, R26 E, generally located at 1005 Main St.
3. The proposed height and location of the sign will be in substantial conformance with the submitted site plan and sign graphic. Setbacks from property lines of the entirety of the sign structure is required. Minor adjustments to the plan are allowed.
4. The applicant will apply for a sign permit for the pole sign within 6 months of the Board of Adjustment approval and complete the installment within one year.
5. This variance approval applies solely to the specific sign authorized herein. In the event that the approved sign is removed or destroyed, it may be replaced only with a sign that conforms to the zoning code in effect at the time of application.
6. So long as these conditions are satisfied, the variance shall run with the land and apply only to the approved sign at this location. The approval shall apply to all current and subsequent owners, operators, managers, leaseholders, heirs and assigns of this property.

Amended Variance 1394 with Conditions is Approved. Vote: 5:0

Other Business

ADJOURNMENT: The meeting adjourned at 5:34 PM

Brenda J Berns, Planning Clerk

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City Board of Adjustment

Meeting Date: 06/03/2026

SUBJECT: City Variance 1395- 2900 Central Ave. - Sign size and height

THROUGH: Karen Husman

PRESENTED BY: Karen Husman

Information

REQUEST

City Variance 1395 – 2900 Central Ave #3 – Sign size & height - A variance from Section 27-1407.C.2(b), 1 and 2, Table 27-1400.5 requiring a maximum sign area of 50 square feet, and Table 27-1400.7 requiring a maximum height of 8 feet to allow maximum sign area of 65 square feet and a maximum height of 14 feet, in a Corridor Mixed Use 1 (CMU1) zone, on Lots 1-4, Brookshire Subdivision, at Brookshire Commons Condominiums, Unit 3 and 12.5% Common area interest, S12, T01 S, R25 E, a parcel of land approximately 3.67 acres. The purpose of the variance is to allow and increase in size and height of an existing sign. Tax ID: A34229

RECOMMENDATION

Planning staff is recommending conditional approval and adoption of the findings of the criteria for Variance 1395.

APPLICATION DATA

OWNER: Little Horn State Bank

AGENT: Curt Kelley

LEGAL DESCRIPTION: Lots 1-4, Brookshire Subdivision, at Brookshire Commons Condominiums, Unit 3 and 12.5% Common area interest, S12, T01 S, R25 E

ADDRESS: 2900 Central Ave. #3

CURRENT ZONING: CMU1

EXISTING LAND USE: Financial institution

PROPOSED LAND USE: Same

SIZE OF PARCEL(S): 3.67 acres

CONCURRENT APPLICATIONS

None

APPLICABLE ZONING HISTORY

See attached zoning 'History.'

SURROUNDING LAND USE & ZONING

NORTH: Zoning: Mid-Century Neighborhood (N2)

Land Use: Residential multi family condominiums

SOUTH: Zoning: Mixed Residential 2 (NX2) 2 to 8 units

Land use: Residential multi family

EAST: Zoning: Neighborhood Office (NO)

Land use: Business condominiums

WEST: Mixed Residential (NX3) 3 - 5 or more units

Land Use: Residential multi family apartments

BACKGROUND

This is a variance request from Section 27-1407.C.2(b), 1 and 2, Table 27-1400.5 requiring a maximum sign area of 50 square feet, and Table 27-1400.7 requiring a maximum height of 8 feet to allow maximum sign area of 65 square feet and a maximum height of 14 feet, in a Corridor Mixed Use 1 (CMU1) zone. The purpose of the variance is to allow an increase in size and height of an existing sign.

Granting the requested variance is consistent with the general purpose and intent of the zoning regulations and the goals and policies of the 2016 Growth Policy (GP). The variance request would permit an increase of fifteen (15) square feet in sign area and an additional seven (7) feet in sign height beyond the standards currently permitted within the zoning district. The existing sign was originally approved and constructed under the previous zoning regulations when the property was zoned Neighborhood Commercial (NC), which allowed a maximum sign area of one hundred seventy-five (175) square feet and a maximum sign height of thirty (30) feet. Although the property has since been rezoned and is now subject to updated sign standards, the proposed modification remains substantially below the maximum sign area and height previously permitted under the former regulations.

Pursuant to Section 27-1403, Nonconforming Signs, the existing sign could be classified as a “major” nonconforming sign because the proposed increase in height exceeds twenty percent (20%) of the currently permitted maximum height of

eight (8) feet. However, the existing sign currently measures approximately thirteen (13) feet in height and contains fifty-six (56) square feet of sign area, and the proposed modification represents an expansion of an already established sign structure rather than the creation of a new incompatible sign feature. Additionally, the intent of the “major nonconforming sign” classification is to address signs where the nonconformity constitutes a nuisance per se, violates adopted City sign policy, or is incompatible with adjacent signage and adopted guiding principles such that public policy favors their eventual elimination if discontinued, abandoned, or destroyed. Staff does not find that the existing sign, or the proposed increase in height and sign area, meets this description. The sign has existed in the area without identified adverse impacts and remains generally compatible with the surrounding commercial development pattern.

As proposed, the variance would allow for a modest expansion of the existing sign while maintaining consistency with the established character of the surrounding commercial area. The request does not appear to undermine the intent of the current sign regulations or create adverse impacts to adjacent properties, traffic safety, or the public interest. The proposed changes are also consistent with the GP goal of “Strong Neighborhoods,” as they support a safe, functional, and attractive commercial environment that contributes to the continued provision of neighborhood-serving goods and services. Overall, staff finds that the requested variance is in harmony with the general purpose and intent of the zoning regulations and the adopted GP.

STAKEHOLDERS

Planning staff notified adjacent property owners within 150 feet by mail, posted the property, and published the legal ad as required. As of the date of this staff report, no comments have been received regarding the variance. The Board of Adjustment will hold a public hearing prior to acting on the request.

ALTERNATIVES

The Board of Adjustment may:

- Approve the requested variance and adopt the staff's recommended findings of fact of the criteria and conditions of approval;
- Approve the requested variance with no conditions;
- Deny the requested variance with amended findings of fact of the criteria; or
- Allow the applicant to withdraw the variance request. The applicant has not requested a withdrawal at this time.

SUMMARY

Prior to approval, the Board of Adjustment shall ensure that the determinations for variances (*Sec. 27-1627.D and E.*), as outlined below, have been satisfied:

Section 27-1627.D

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.

No unique or special circumstances have been identified that would warrant deviation from standard zoning or development requirements for new signage. The subject property is regular in shape and does not exhibit any physical constraints such as irregular topography, limited access, or other geographic limitations that would impact its development potential. The existing condition relates specifically to the sign, which was lawfully approved and installed under a previous version of the City's sign regulations. With the adoption of the updated zoning code in 2021, the sign became legally nonconforming. The nonconformity is therefore a result of regulatory changes rather than site-specific conditions or actions by the property owner.

The variance request would permit an increase of fifteen (15) square feet in sign area and an additional seven (7) feet in sign height beyond the standards currently permitted within the zoning district. The existing sign was originally approved and constructed under the previous zoning regulations when the property was zoned Neighborhood Commercial (NC), which allowed a maximum sign area of one hundred seventy-five (175) square feet and a maximum sign height of thirty (30) feet. Although the property has since been rezoned and is now subject to updated sign standards, the proposed modification remains substantially below the maximum sign area and height previously permitted under the former regulations.

Pursuant to Section 27-1403, Nonconforming Signs, the existing sign could be classified as a “major” nonconforming sign because the proposed increase in height exceeds twenty percent (20%) of the currently permitted maximum height of eight (8) feet. However, the existing sign currently measures approximately thirteen (13) feet in height and contains fifty-six (56) square feet of sign area, and the proposed modification represents an expansion of an already established sign structure rather than the creation of a new incompatible sign feature. Additionally, the intent of the “major nonconforming sign” classification is to address signs where the nonconformity constitutes a nuisance per se, violates adopted City sign policy, or is incompatible with adjacent signage and adopted guiding principles such that public policy favors their eventual elimination if discontinued, abandoned, or destroyed. Staff does not find that the existing sign, or

the proposed increase in height and sign area, meets this description. The sign has existed in the area without identified adverse impacts and remains generally compatible with the surrounding commercial development pattern.

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 Board of Adjustment has previously granted sign area variances in similar cases (see attached history), with approvals typically based on site-specific conditions and the characteristics of individual buildings. In addition, other similarly situated properties within the City, particularly those located along heavily traveled roadways, have developed larger signage in order to maintain visibility and effectively communicate with passing motorists. In this case, the applicant is requesting a modification to the previously approved sign to accommodate an updated Electronic Message Display (EMD) in conjunction with the existing monument sign. The proposed adjustment is intended to enhance the visibility and functionality of the signage while maintaining the overall sign location and integration with the existing monument structure. Given these precedents, denial of the requested variance may limit the applicant's ability to utilize signage in a manner comparable to other properties under similar conditions. This could result in a situation where the subject property is deprived of privileges commonly enjoyed by other properties within the City, particularly those with similar exposure and traffic conditions.

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

Granting the requested variance for the proposed sign area and sign height would not confer a special privilege that is denied to other businesses located along Central Avenue or within the surrounding area. Over the past twenty-one (21) years, the City has reviewed seventeen (17) sign variance requests, the majority of which involved commercial or retail properties. Of those requests, two were associated with schools, one with a church located in the Central Business District, one with a church located within the Shiloh Corridor, and one with a hospital located in the Medical Corridor District.

Several previously approved sign variances, similar to the current request, involved modifications to existing signs that did not conform to updated sign regulations. In the past ten (10) years, three (3) of the six (6) requested sign variances have been approved. These approvals demonstrate that variances have been granted in circumstances where existing site conditions, prior approvals, or unique circumstances justified limited deviations from current standards. There are also comparable properties within the surrounding area that contain signs larger than those currently permitted by zoning regulations, and some may similarly constitute legal nonconforming signs. In this context, denial of the requested variance could deprive the applicant of a right commonly enjoyed by similar properties within the same corridor and zoning district. Staff finds that the proposed variance represents reasonable accommodation of an existing sign structure and does not provide the applicant with an unfair competitive advantage or special privilege beyond what has been considered for other similarly situated properties.

4) That the granting of the variance will be in harmony with the general purpose and intent of this zoning code and with the Growth Policy.

Granting this variance is consistent with the general purpose and intent of the zoning regulations and the GP. The requested variance would allow an increase of fifteen (15) square feet in sign area and an additional seven (7) feet in height. Under the previous zoning regulations, the property was located within the Neighborhood Commercial (NC) zoning district, which permitted a maximum sign area of one hundred seventy-five (175) square feet and a maximum sign height of thirty (30) feet. The proposed modification remains substantially below the maximum allowances permitted under the previous sign regulations. The proposed changes to the existing sign are also consistent with the Growth Policy goal of "Strong Neighborhoods," as they contribute to a safe and attractive area that supports the provision of essential community services. Overall, the requested variance is in harmony with the general purpose and intent of the zoning regulations and the GP.

Section 27-1627.E

2) In granting any variance, the Board may prescribe appropriate conditions and safeguards in conformity with this Zoning Code. 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 Zoning Code;

Staff is recommending the following conditions for the variance request:

1. The variance is for a maximum sign area of sixty-five (65) square feet and a maximum height of fourteen feet (14). No other variance is intended or implied by this approval.
2. The variance applies to Lots 1-4, Brookshire Subdivision, at Brookshire Commons Condominiums, Unit 3 and 12.5% Common area interest, S12, T01 S, R25 E, generally located at 2900 Central Avenue #3.
3. The proposed sign alteration shall be constructed in substantial conformance with the submitted site plan and rendering, including dimensions and height. Minor adjustments may be approved administratively, provided they do not substantially alter the approved design.
4. The applicant shall apply for a sign permit prior to installation and within six (6) months of Board of Adjustment approval. All approved alterations shall be completed within one (1) year of the date of Board approval.

5. Failure to begin or complete actions required by this approval within the time limit set forth shall void this variance.
6. This variance shall run with the land and shall remain in effect for the benefit of, and be binding upon, all current and future owners, operators, managers, leaseholders, heirs, and assigns, provided all conditions of approval are met.

3) 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.

Staff is recommending the applicant/agent have six (6) months to submit a sign permit application, and one year to complete modifications.

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

The granting of this variance would not allow a use that is not allowed in the zoning district. Monument signs are allowed in the CMU1 zone district.

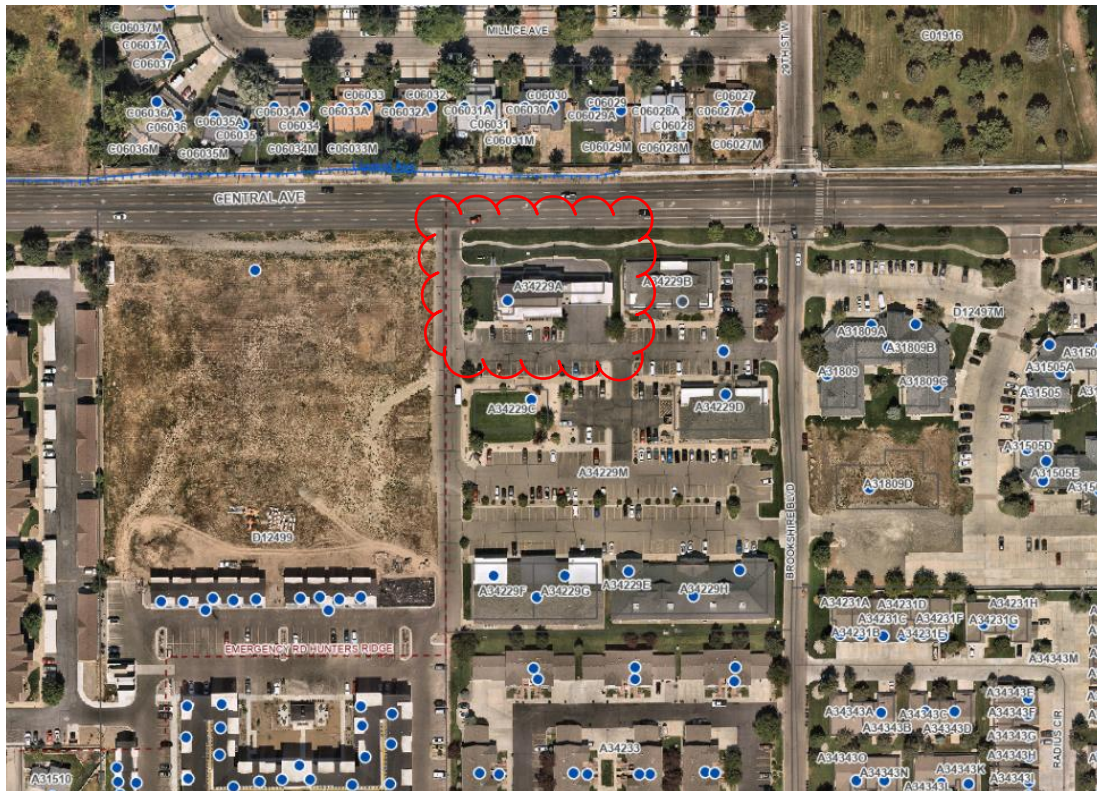
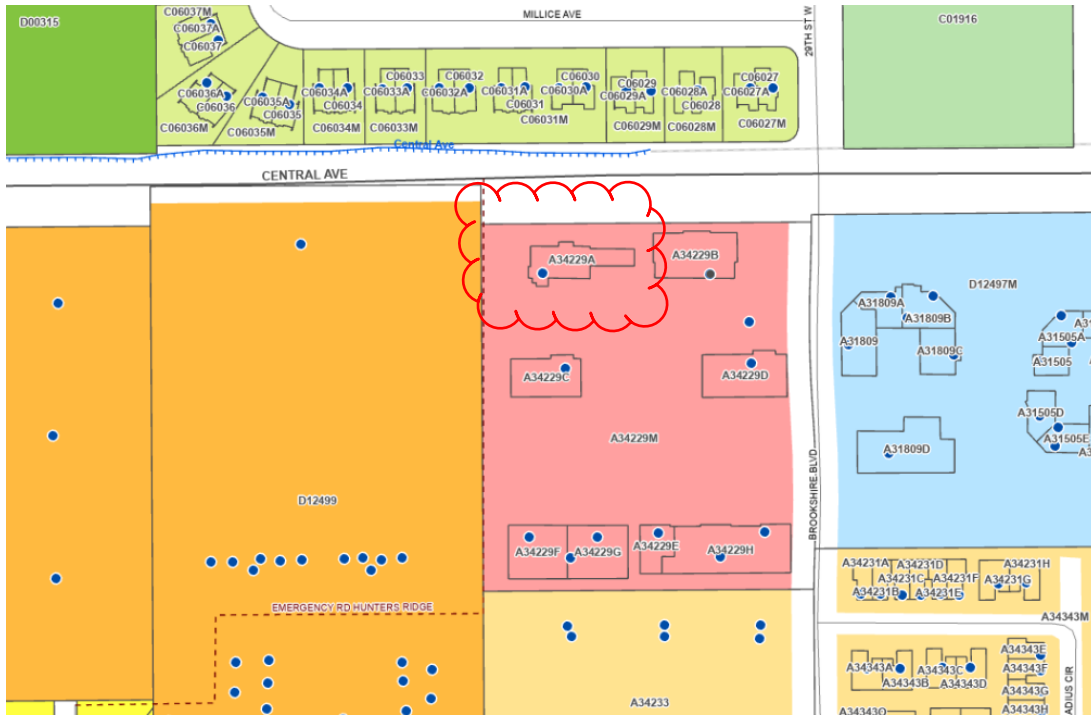
RECOMMENDATION

Planning staff recommends conditional approval of the requested variance based on the findings related to the applicable review criteria. The recommended conditions are intended to ensure that the proposed signage remains consistent with the approved design, including sign area, height, and location, and to maintain compliance with applicable standards.

Attachments

Zoning Map & Site Photos
Application & Applicant Letter
Site Plan
History

Variance 1395 Attachments



Variance 1395 Attachments



East

Variance 1395 Attachments



West



Northeast

Variance 1395 Attachments

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 # A34229A CITY ELECTION WARD # 5-Mike Boyett

Legal Description of Property: Brookshire Commons (09), S12, T01S, R25E, Unit 1, 12.5% Common area Int.

Address or General Location (If unknown, contact City Engineering): _____
2900 Central Ave #3, Billings, MT 59102

Zoning Classification: CMU1

Size of Parcel (Area & Dimensions): outside sign dimension 112" tall x 84" wide

Variance(s) Requested: New outside sign, 8 inch height difference from current sign.

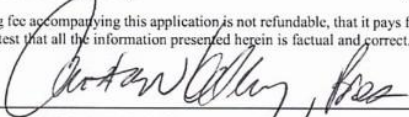
Facts of Hardship: (attach letter)

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

Owner(s): Little Horn State Bank
(Recorded Owner)
PO Box 530, 835 N Center Ave, Hardin, MT 59034
(Address)
406-665-2332
(Phone Number) (email)

Agent(s): Curt Kelley
(Name)
2900 Central Ave #3, Billings, MT 59102
(Address)
406-869-6701 ckelley@littlehornstatebank.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:  Date: 4-23-2026
(Recorded Owner – digital signature allowed)



4/30/26

To the Chairperson of the Board of Adjustment,

Little Horn State Bank, located at 2900 Central Avenue., Billings, Mt 59102. Is requesting approval for the following:

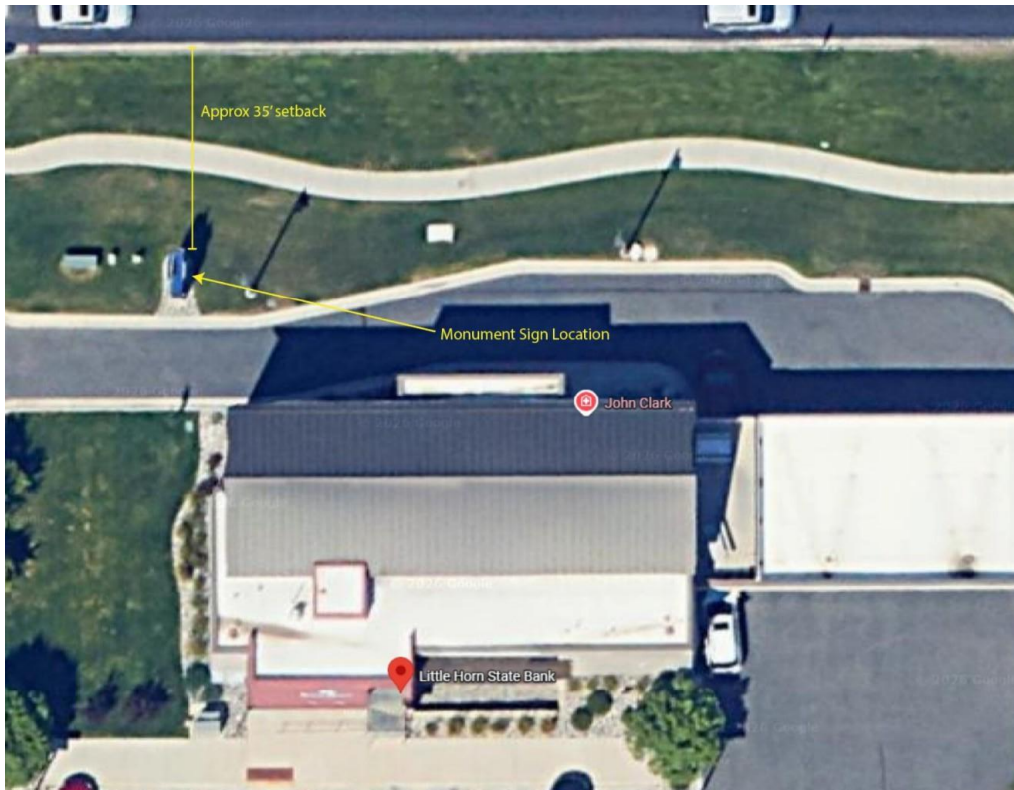
The current outside sign at the Central Avenue Bank location is out of date and failing frequently. We have researched different replacement options and have found that the best solution for the bank is the Watchfire 6 mm sign. Due to technology changes, Watchfire could not provide the exact same size sign as a replacement for the current sign. The new sign that they (Watchfire) can provide is the same width, however, the height will be 8 inches higher. This change will not affect any other property owner in the area.

Regards,

A handwritten signature in blue ink, appearing to read 'Connie Holmes', written over a horizontal line.

Connie Holmes-C.O.O./S.V.P

Variance 1395 Attachments



SUBJECT PROPERTY	VARIANCE #	DATE	FOR	APPROVED (Y/N)	ADDITIONAL DATA
300S 24 th St. W	None				
SURROUNDING PROPERTY	VARIANCE #	DATE	FOR	APPROVED (Y/N)	ADDITIONAL DATA
503 Wicks	731	3/5/1996	Sign Height/Size	Y	Double the height and area
2139 Broadwater	753	10/7/1992	Sign Height, setback, area, clearance	Y	More than double sign height and area
2201 St John's	762	4/7/1998	Sign height and area	Y	3 times sign height and area
2244 Central	777	9/1/1998	Number of signs and spacing	Y	3 signs granted
415 Broadwater	779	9/1/1998	Sign height	Y	Broadwater Elementary
2376 Main St	799	6/1/1999	Sign Height and area	Y	40 ft and 227 sf
1737 King Ave W	807	9/7/1999	Sign Height	Y	50 ft
1111 24 th St W	810	10/5/1999	Sign Height, number and area	Y	22.5 ft, 2 signs, 149 sf
310 N 27 th St	819	7/5/2000	Sign Height and separation	Y	10 ft and 65 ft separation
4432 S Frontage Rd	897	6/12/2003	Reduce sign setback	Y	2 ft setback
1145 N 19 th St	901	7/1/2003	Sign area	N	St Vs Hospital 173 sf
1824 King Ave W	907	8/5/2003	Sign height	N	Texas Roadhouse 45 ft height
106 N 28 th St	967	10/4/2005	Sign projection over public sidewalk	Y	The Soup Place now Stacked
517 Shiloh Rd	1097	6/1/2011	Sign height, illumination and area	N	Faith Chapel
1101 Shiloh Crossing Blvd	1112	12/7/2011	Sign Area	Y	Scheels 544 sf
2612 Belknap Ave	1124	7/11/2012	Sign Area and Height	Y	Vegas Hotel 170 sf and 50 ft height
1830 Harnish Blvd	1341	3/2/2022	Sign Area	Y	Coca-Cola
403 Main Street	1351	12/7/2022	No. of Wall Signs	Y	expired
1423 38 th St. W	1357	2/1/2023	Max sign size	N	
300 S 24 th St. W	1382	6/2/2025	Max sign size	Y	Dunham's Sports
1201 N Broadway	1392	3/4/2026	Max sign size	Y	St. V
1005 Main St.	1395	5/6/2026	Sign area and height	Y	Sherwin Williams

