



## CITY BOARD OF ADJUSTMENT AGENDA

210 N. 27<sup>th</sup> Street, 2<sup>nd</sup> Floor City Council Chambers  
Wednesday, May 6, 2009 at 6:00 p.m.

### NOTICE TO THE PUBLIC

#### **Public Comment:**

There will be a Public Comment Section as noted on the agenda. This is the time members of the public may comment on any item not appearing on the agenda. Under State law, matters presented under this section cannot be discussed or acted upon by the Board of Adjustment during this time. For items appearing on the agenda, the public will be invited to make comments at the appropriate time. It is very important to speak clearly, and state your name and address for the record. Please limit your comments to three (3) minutes or less.

- I. **Call the meeting to order.**
- II. **Introduction of City Board of Adjustment Members and Planning Department Staff.**
- III. **Public Comment:**
- IV. **Approval of Minutes:**  
Of the meeting of April 1, 2009
- V. **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 Hearing:**

**Item #1: City Variance #1046 – 425 Grand Avenue – Billings Senior High School** – A request to conduct a public hearing to allow Land Use Contrary to Zoning for a public agency on public property, for a new electronic message display (EMD) sign contrary to BMCC Sections 27-706.e; 27-705.c.3 and 27-708 on Block B, Lot 1 High School Subdivision, a 9.23 acre parcel of land, in a Public (P) zone. Tax ID A09098. The board shall have no power to deny the proposed use but shall act only to allow a public forum for comment on the proposed use. Billings School District #2, owner and Epcon Sign Group, agent. Council Ward I, Planner: Lora Mattox 247-8622

**Item #2: City Variance #1047 – 146 Terry Avenue** – A variance from 27-310(i) requiring a minimum setback of 20 feet from a street approach to allow an 8 foot setback for a proposed new 484 square foot detached garage with a drive approach on 2<sup>nd</sup> Street West on the North 90 feet of Lot 10 & the West 8 1/3 feet of the North 90 feet of Lot 11, Block 9, Suburban Subdivision, a 3,000 square foot parcel in a Community Commercial (CC) zone. Tax ID: A15889. Joe Sherman, owner. Council Ward I, Planner: Lora Mattox 247-8622

**Item #3: City Variance #1048 – 3026 Hunter’s Ridge Loop** – A variance from 27-615 requiring a clear vision area measured within a triangular area formed by the intersecting street centerlines and a straight line joining such intersecting lines at points one hundred and ten (110) feet distant from the point of intersection measured along the centerlines of the streets to allow a clear vision area measured 25 feet along the north property line and 60 feet along the east property line for a proposed new duplex dwelling on Lot 15, Block 2, Hunter’s Ridge Subdivision, a 9,636 square foot parcel in a Residential 7,000 (R-70) zone. Tax ID: A31524. A.R. Junkert Construction, owner and Best Realty, agent. Council Ward V, Planner: Lora Mattox 247-8622

**Item #4: City Variance #1049 – 3014 Shady Lane** – A variance from 27-604 requiring any fence, wall or hedge to be 3 feet in height or less in any front yard to allow a 6 foot wall, fence or hedge in the front yard; a variance from 27-615 requiring a clear vision area measured ten (10) feet into the lot from the edge of the of the property line, and twenty (20) feet parallel to the street measured from the edge of the drive approach (north and south) to allow a 6 foot wall, fence or hedge within this clear vision area for a proposed new 6 foot wall, fence or hedge on Lot 5, Shady Lane Subdivision, a 8,223 square foot parcel in a Residential 9,600 (R-96) zone. Tax ID: A13881. Genia Demis, owner and Robert L. Stephens, agent. Council Ward IV, Planner: Nicole Cromwell 247-8662

**VI. Other Business:**

**VII. Announcements:**

**VIII. Adjournment**