



CITY BOARD OF ADJUSTMENT AGENDA

210 N. 27th Street, 2nd Floor City Council Chambers
Wednesday, June 3, 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 May 6, 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 #1050 – 1111 5th St West – A variance from 27-308 requiring a minimum lot area of 7,000 square feet for one dwelling unit to allow an existing nonconforming lot area of 5,250 square feet to be reduced 525 square feet to 4,725 square feet on the North ½ of Lots 21-23, Block 33 Suburban Homes Addition, a 5,250 square foot parcel in a Residential 7,000 (R-70) zone. Approval of the variance would allow a lot line to be adjusted 7 feet between 1111 5th St West and 443 Lewis Avenue. Tax ID: A 15148. Robert E. Hill, owner and Atlas Engineering, agent. Council Ward III, Planner: Nicole Cromwell 247-8662

Item #2: City Variance #1051 – 407 S 31st St – A variance from 27-308 requiring a minimum lot area of 12,000 square feet for two dwelling units to allow the reconstruction of a previously demolished fire damaged dwelling unit on a 10,500 square foot parcel Lots 16-18, Block 201, Billings Original Town, in a Residential 6,000 (R-60) zone. The parcel contains one dwelling unit and is proposed to reconstruct a second dwelling unit. Tax ID: A01409. Eric & Shelly Basye, owners and Dave Hagstrom, agent. Council Ward I, Planner: Nicole Cromwell 247-8662

- VI. **Other Business/Announcements:**
- VII. **Adjournment**