



CITY BOARD OF ADJUSTMENT AGENDA

210 N. 27th Street, 2nd Floor City Council Chambers
Wednesday, October 7, 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 September 2 & 3, 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:

VI. Public Hearing:

Item #1: City Variance #1056 – 2712 Howard Avenue – A variance from 27-308 requiring a minimum 5 foot side setback to allow a minimum 2 foot side setback for a 418 square foot attached garage addition on Lot 12, Block 22, Descro Subdivision 9th Filing, a 7,260 square foot parcel of land in a Residential 7,000 (R-70) zone. Tax ID: A20455. Patricia Willits, owner.

Item #2: City Variance #1057 – 1304 Miles Avenue – A variance from 27-308 requiring a minimum 20 foot front setback to allow an 11 foot setback for a proposed addition on Lot 4, Block 13 of Normandy Addition, 2nd Filing, a 7,800 square foot parcel of land in a Residential 7,000 (R-70) zone. Tax ID: A11478. Wayne & Rayette Bell, owners.

Item #3: City Variance #1058 – 624 S 31st Street – A variance from 27-308 requiring a minimum lot area of 13,000 square feet for a 6-unit multi-family dwelling to allow a minimum lot area of 7,000 square feet for an existing structure on Lots 1& 2, Block 216, Billings Original Town in a Residential 6,000 (R-60) zone. Tax ID: A01578. Jerome Kautzman, owner and Tom Roe, agent.

Item #4: City Variance #1059 – 519 Avenue E – A variance from 27-308 requiring a minimum lot area of 10,000 square feet for a 4-unit multi-family dwelling to allow a minimum lot area of 5,880 square feet for an existing structure on Lot 11 and the West 17 feet of Lot 10, Block 8 Clanton Heights Subdivision in a Residential 6,000 (R-60) zone. Tax ID: A05051. Sky Properties, LLC, owner and Kimberly Barnett, agent.

Item #5: City Variance #1060 – 1723 & 1727 8th Avenue North – A variance from 27-308 requiring a minimum lot area of 14,500 square feet for a 3-unit multi-family dwelling and single family dwelling to allow a lot area of 10,500 square feet for two existing structures on Lots 22- 24, Block 294, Billings 1st Addition in a Residential 6,000 (R-60) zone. Sky Properties, LLC, owner and Kimberly Barnett, agent.

Item #6: City Variance #1061 – 937, 939 & 939 ½ N 24th Street – A variance from 27-308 requiring a minimum lot area of 23,600 square feet for a duplex dwelling and 2 single family dwellings to allow a minimum lot area of 12,250 square feet for 3 existing structures on the South 87.5 feet of the North half of Lot 2, Block 9, Sunnyside Subdivision, 2nd Filing in a Residential 7,000 (R-70) zone. David Klarich, owner.

Item #7: City Variance #1062 – 2420 17th St West – A variance from 27-310(i) 1. requiring a minimum side setback of 8 feet to allow a minimum side setback of 3 feet for a 2nd story addition to an existing detached garage on the East/West 250.02 feet and the North 30 feet of Lot 9, Block 3 Eaton, L T Subdivision, a 26,139 square foot parcel of land in a Residential 9,600 (R-96) zone. Scott & Diane Morledge-Hampton, owners, One Source Construction, agent.

Item #8: City Variance #1063 – 722 North 17th St – A variance from 27-308 requiring a minimum lot area of 13,000 square feet for a duplex and a single family dwelling to allow a lot area of 7,000 square feet for 2 existing structures on Lots 9 & 10, Block 282, Billings 1st Addition in a Residential 6,000 (R-60) zone. Contract Buying Services, owner and Tom Roe, agent.

VII. Other Business/Announcements:

VIII. Adjournment

**Information on the preceding item(s) may be obtained at the Planning & Community Services Department, 4th Floor of the Parmly Library, 510 North Broadway or phone 657-8246. Anyone wishing to be heard on this matter may appear at this hearing.