



CITY BOARD OF ADJUSTMENT AGENDA

210 N. 27th Street, 2nd Floor City Council Chambers
Wednesday, February 3, 2010 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 the December 2, 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: Return Item City Variance #1067 – 2409 Rosewyn Lane – A variance from 27-308 requiring a minimum lot area of 9,600 square feet to allow a lot area of 7,000 square feet for 1 existing structure and one proposed structure and the subdivision of one (1) 14,000 square foot lot in to two (2) lots of 7,000 square feet each on Lot 3, Srite Acres Subdivision in a Residential 9,600 (R-96) zone. Tax ID A14554. Kincaid Land, LLC, owner and Sanderson Stewart, agent. The public hearing on this item was continued from the December 2, 2009 meeting.

Item #2: City Variance #1068 – 502 South 33rd Street – A variance from 27-310(i) requiring a minimum front setback for a garage entrance of 20 feet to allow a front setback of 18 feet for an existing garage entrance on a 7,560 square foot parcel on the north 4 feet of Lot 10 and Lots 11 & 12, Block 206, Billings Original Town in a Residential 6,000 (R-60) zone. Tax ID A01469. Irma House Inc., owner and Jake Romero, agent.

VII. Other Business/Announcements:

A. Discussion: Review of the City Board of Adjustment ByLaws

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.