



CITY BOARD OF ADJUSTMENT AGENDA

City Council Chambers, 2nd Floor of City Hall, 220 N 27th Street
Wednesday, October 6, 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 September 1, 2010
- V. **Disclosure of any Conflict of Interest** – Board Members and Planning Staff
- VI. **Disclosure of any Outside (Ex Parte) Communication**– Board Members and Planning Staff
The Ex Parte Communication Binder is available at the Sign-In and Agenda station
- VII. **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:

Item #1: City Variance #1078 – 805 Constitution Ave – Land Use Contrary to Zoning – A request to use public land contrary to zoning for the purpose of constructing a water booster station in a Residential 9,600 zone (R-96) on Lot 1, Block 27 of Kimberley Heights Subdivision, a 13,745 square foot parcel of land at 805 Constitution Avenue. The Board of Adjustment has no ability to approve or deny this request but will conduct a public hearing to receive public comment. Tax ID A23923; City of Billings, Public Works, owner.

Item #2: City Variance #1079 – 1512 and 1514 Yellowstone Avenue – A variance request to reduce the required lot area from 10,000 square feet to 8,550 square feet for existing 4-plex multi-family dwellings in a Residential 6,000 (R-60) zone on the East 36 feet of Lot 3 and the West 21 feet of Lot 4, Block 2, Van Ornum Subdivision located at 1512 Yellowstone Avenue a 8,550 square foot parcel land and the West 57 feet of Lot 3, Block 2, Van Ornum Subdivision located at 1514 Yellowstone Avenue a 8,550 square foot parcel of land. No new construction is proposed however if one or both of the structures were to be damaged it could be re-built as a 4-plex multi-family dwelling. Tax ID A17353 & A17352. Evangeline Roll and Joseph Tabeau, owners.

VIII. Other Business/Announcements:

IX. Adjournment

*Information on the preceding item(s) may be obtained at the Planning & Community Services Department, 4th Floor of the Parmlly Library, 510 North Broadway or phone 247-8610. Anyone wishing to be heard on this matter may appear at this hearing.