



CITY BOARD OF ADJUSTMENT AGENDA

City Council Chambers, 2nd Floor of City Hall, 220 N 27th Street
Wednesday, February 2, 2011, 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 January 5, 2011

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 #1085 – 1243 N 31st Street - First English Lutheran Church – Day Care - A variance request from Section 27-604 requiring a maximum fence height in a front yard of 3 feet to allow a maximum fence height of 4 feet in a front yard for the purpose of increasing the height of an existing fence to comply with State of Montana licensing requirements for a daycare facility outdoor play space in a Residential 7,000 (R-70) zone on Lots 25-29, and the North ½ of Lot 30, Block 5 North Elevation Subdivision, 1st Filing and the vacated 80 feet of Elevation Street, a .73 acre parcel of land. Tax ID: A11574; First English Lutheran Church, owner and Ken Heikes, agent.

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 Parmly Library, 510 North Broadway or phone 247-8610. Anyone wishing to be heard on this matter may appear at this hearing.