



CITY BOARD OF ADJUSTMENT AGENDA

City Council Chambers, 2nd Floor of City Hall, 220 N 27th Street
Wednesday, June 1, 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 April 6, 2011, May 4, 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:

Return Item - City Variance #1097 – 517 Shiloh Road – Faith Chapel – A variance from 27-1414(1) requiring a maximum sign area of 32 square feet for a “bulletin board” for a religious institution in the Shiloh Corridor Overlay District to allow a maximum sign area of 66 square feet; a maximum sign height of 6 feet to allow a maximum sign height of 13 feet; and requiring low intensity lighting to allow an internally illuminated sign and an electronic message display sign. A variance from 27-1415 requiring a maximum sign area for a church (semi-public use) of 16 square feet for a freestanding sign to allow a maximum sign area of 66 square feet; a maximum sign height of 6 feet to allow a sign height of 13 feet; and requiring low intensity lighting to allow an internally illuminated sign and an electronic message display. The property is Tract 1 of C/S 3106 and Tract 1 of C/S 3230, a 16.727 acre parcel in a Residential 9,600 (R-96) zone and Community Commercial (CC) zone; Tax IDs D00321 and D11776; International Church of the Foursquare, owner and Epcon Sign Group, Tony Thelen, agent.

Item #2: City Variance #1098 – 15 West Wicks Lane – Fire Station #6 – Land Use Contrary to Zoning - A request to use public land contrary to zoning in order to construct an 80-foot monopole wireless communications tower with a 12' X 26' ground equipment shelter and a perimeter block wall of 6 feet in height. Towers in excess of 50 feet are required to receive special review approval. MCA 76-2-402 allows any public agency to use public land contrary to zoning provided a public hearing is held by the Board of Adjustment. The board shall have no power to deny the proposed use but shall act only to allow a public forum for comment on the proposed use. The property is described as Tract 2B of C/S 1981 amended, in a Public (P) zone, a 52,751 square foot parcel of land. Tax ID D05232A; City of Billings, owner and Kevin Howell, Digital Skylines, agent.

Item #3: City Variance #1099 – King Avenue East – Holiday Inn Express – A variance from 27-1005 requiring a maximum building height of 40 feet to allow a maximum building height of 57 feet for a proposed new hotel in an Entryway General Commercial (EGC) zone on Lot 7A, Block 1 Miller Crossing subdivision 2nd Filing a 2.279 acre parcel of land. Tax ID: A34239, South Billings Center LLC, owner and Sanderson Stewart, agent.

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.