



CITY BOARD OF ADJUSTMENT AGENDA

City Council Chambers, 2nd Floor of City Hall, 220 N 27th Street
Wednesday, November 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: September 7, 2011.** The October 5, 2011 meeting was cancelled.
- 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:

City Variance #1108 – 3003 W MacDonald Drive – A variance from 27-308 requiring a minimum side setback of 5 feet to allow a side setback of 0 feet for an addition to an existing single family dwelling in a Residential 9,600 (R-96) zone on a property described as Lot 39, Block 1, Gregory Subdivision, a 7,840 square foot parcel of land. Tax ID: A08387; Frederick and Patricia Kahn, owners.

City Variance #1109 – 836 Joyce Circle - A variance from 27-308 requiring a minimum front setback of 20 feet for a carport to allow a 0 front setback; from 27-308 requiring a maximum lot coverage of 30% to allow a maximum lot coverage of 32% for an existing carport in a Residential Manufactured Home (RMH) zone on Lot 5, Block 2, Two Moon Subdivision, a 7,141 square foot parcel of land. Tax ID: A29156; Mitzi Racine, owner.

Adjournment Information on the preceding item(s) may be obtained at the Planning & Community Services Department, 4th Floor of the Parnly Library, 510 North Broadway or phone 657-8246. Anyone wishing to be heard on this matter may appear at this hearing. *Public hearings are accessible to individuals with physical disabilities. Special arrangements for participation in the public hearings by individuals with hearing, speech, or vision impairment may be made upon request at least three days prior to the hearing. Please notify Tammy Deines, Planning Clerk, at 247-8610 or e-mail at deinest@ci.billings.mt.us.*