



## CITY BOARD OF ADJUSTMENT AGENDA

City Council Chambers, 2<sup>nd</sup> Floor of City Hall, 220 N 27<sup>th</sup> Street  
Wednesday, December 7, 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; November 2, 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:

**Return Item - 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.

**City Variance #1110 – 2014 Alderson Avenue** – A variance from 27-310(g) requiring a maximum projection in a side yard of 2 feet to allow a maximum projection of 3.5 feet in a side yard for the purpose of reconstructing an open exterior deck in a Residential 6,000 (R-60) zone on the East 70 feet of the West 140 feet Lot 2, Arnold Subdivision, a 13,650 square foot parcel of land. Tax ID: A02336, Bryan D. Kovash, Henry & Mary Reed, owners

**City Variance #1111 – 104 and 108 Avenue E** – A variance from 27-308 requiring a lot area of 14,000 for two separate dwelling units to allow a lot area of 9,974 square feet for two existing dwelling units on Lot 11-A-1, Block 18, North Elevation Subdivision, 3<sup>rd</sup> Filing in a Residential 7,000 (R-70) zone. No building or re-construction is planned at this time, the lot area variance would allow the current owner to create a unit-ownership on the property. Tax ID: A11824, Andrew and Laura Wilson, owners and H. Thomas Llewellyn, agent.

**City Variance #1112 – 1101 Shiloh Crossing Boulevard – Scheels** – A variance from 27-309 requiring a maximum building height of 70 feet to allow a maximum building height of 87 feet; from 27-1443 requiring a maximum wall sign size of 250 square feet to allow a wall sign size of 544 square feet in a Controlled Industrial (CI) zone and the South Shiloh Corridor Overlay district on Lot 3A, Block 1, Shiloh Crossing Subdivision, a 15.93 acre parcel of land. Shiloh Crossing, LLC, owner and Sanderson Stewart, agent.

Information on the preceding item(s) may be obtained at the Planning & Community Services Department, 4<sup>th</sup> 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.

*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](mailto:deinest@ci.billings.mt.us).*