



CITY BOARD OF ADJUSTMENT AGENDA

City Council Chambers, 2nd Floor of City Hall, 220 N 27th Street
Wednesday, May 2, 2012, 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: April 11, 2012
- 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: Variance #1119 – 3190 Fairmeadow Drive – Lot Coverage - A variance from 27-308 requiring a maximum lot coverage of 30% to allow a maximum lot coverage of 35% for a proposed covered patio in a Residential 9,600 zone (R-96) on Lot 13, Block 1 of Ridgebrook Subdivision a 10,232 square foot parcel. Tax ID: A23663, Susan and Ernest Watters, owners.

Item #2: Variance #1120 – 946 N 22nd Street – Garage Setback – A variance from 27-308 requiring a minimum 20-foot setback for a garage entrance to a street to allow a minimum 15-foot setback for 2 (two) proposed duplexes in a Residential 6,000 (R-60) zone on Lot 1 & 2, Block 305 of Billings First Addition and Sunnyside Subdivision 3rd Filing, each parcel is 7,500 square feet. Tax Ids: A16455 & A16455A, Steve Kerns, owner.

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. *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*