



CITY BOARD OF ADJUSTMENT AGENDA

**City Council Chambers, 2nd Floor of City Hall, 220 N 27th Street
Wednesday, July 11, 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: May 2, 2012**
****The June 6, 2012 meeting was cancelled due to a lack of a quorum.**
- 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 - Variance #1121 – 2304 Colton Boulevard – Lot Coverage – A variance from 27-308 requiring a maximum lot coverage of 30% to allow lot coverage of 34% for the addition of an attached garage of 342 square feet in a Residential 7,000(R-70) zone on Lot 5, Block 2, Cohagen Subdivision (Unit B) a 10,880 square foot parcel. Tax ID: A20409, Herman Hauck, owner.

Return Item - Variance #1122 – 4573 Pine Cove Road – Garage Setback – A variance from 27-310(i) requiring a minimum setback of 20 feet from a street to allow a 5 foot minimum setback for a new detached garage in a Residential 9,600 (R-96) zone on Lot 16, Block 5 Lillis Heights Subdivision, a 10,765 square foot parcel. Tax ID: C08931, Guido and Amy Wagler, owners.

Return Item - Variance #1123 – 5813 Kit Lane South – Patio Cover Setback – A variance from 27-308 requiring a minimum setback of 5 feet to allow a 2.5 foot setback to add a covered patio in a Residential 7,000 (R-70) zone on Lot 1, Block 3, Foxtail Village Subdivision a 9,600 square foot parcel. Tax ID: C14858, Edward Weber, owner

Return Item - Variance #1124 – 2612 Belknap Avenue – Sign Variance – A variance from 27-706(d) – South 27th Street Corridor signs – requiring a maximum freestanding sign height of 12 feet and maximum sign area of 40 square feet to allow a maximum sign height of 50 feet and sign area of 170 square feet; requiring a maximum wall sign area of 50 square feet to allow a maximum wall sign area of 124 square feet; and limiting the number of wall signs to 2 wall signs to allow 4 wall signs in the South 27th Street Corridor zone on Lot 4A, Block 1, Clark Subdivision. Tax ID: D01750, Greg Pekovich, owner and Sign Products, agent.

Variance #1125 – 1703, 1705 and 1707 8th Street West – Lot Area – A variance from Section 27-308 requiring a minimum lot area of 13,000 square feet for a duplex and a single family dwelling in a Residential 6,000 (R-60) zone to allow a minimum lot area of 7,000 square feet for existing dwellings on Lot 3, Block 4, West 50 feet less North 10 feet for alley, Billings Heights Subdivision. Tax ID: A03085, Roy's LLC, owner and Sam Westlind, agent.

Variance #1126 – 1204 Ponderosa – Front Setback – A variance from Section 27-308 requiring a minimum front setback of 20 feet in a Residential 9,600 (R-96) zone to allow a setback of 14 feet for proposed addition to an attached garage on Lot 3, Nicolaus Subdivision 2nd Filing a 9,179 square foot parcel of land. Tax ID: A11302, Francis and Susan Krezelak, owners and Scott Peterson, agent.

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*