



CITY BOARD OF ADJUSTMENT AGENDA

**City Council Chambers, 2nd Floor of City Hall, 220 N 27th Street
Wednesday, August 1, 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 July 11, 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:

Variance #1127 – 3110 and 3114 North Daffodil Drive – Lot Area – A variance from Section 27-308 requiring a minimum lot area of 9,600 square feet for a two-family dwelling to allow a lot area of 9,329 square feet for a proposed two-family townhome in a Residential 7,000 (R-70) zone on Lot 2, Block 2, Aspen Grove Subdivision, 4th Filing, a 9,329 square foot parcel of land. Tax ID: A28774, Aspen Grove Partnership, owner and Sheldon Eaton, agent.

Variance #1128 – 1505 and 1507 Yellowstone Avenue – Lot Area – A variance from Section 27-308 requiring a minimum lot area of 9,600 square feet for a two-family dwelling to allow a lot area of 8,400 square feet for an existing two-family dwelling in a Residential 7,000 (R-70) zone on Lot 2, Block 1, Westview Subdivision, an 8,400 square foot parcel of land. Tax ID: A18252, Ursula Slovak, owner.

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