



## CITY BOARD OF ADJUSTMENT AGENDA

**City Council Chambers, 2<sup>nd</sup> Floor of City Hall, 220 N 27<sup>th</sup> Street  
Wednesday, October 3, 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:** September 5, 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 #1130 – 715 Rimrock Road** – A variance from 27-308 requiring a minimum 5 foot side setback to allow a minimum 2 foot side setback for an existing dwelling and a carport addition of 420 square feet; a variance from 27-602 requiring a maximum projection of 4 feet for an unenclosed porch and exterior stairwell in a principal arterial setback to allow a maximum projection of 12 feet in a Residential 9,600 (R-96) zone on the 61.5 ft X 200 ft of the E2E2E2SWSE4 of Section 30, T1N, R26E, a 12,300 square foot parcel of land. Tax ID: D05637, John and Connie Schafer, owners.

**Item 2. Variance #1131 – 2843 Oakland Drive** – A variance from 27-310 requiring a maximum side wall height of a detached garage be no taller than the side wall height of the residential dwelling to allow a side wall height of 10 feet 4 inches in a Residential 9,600 (R-96) zone on Lot 25 and the west 2 feet of Lot 26, Block 1, Oakland Subdivision 1<sup>st</sup> Filing, a 9,625 square foot parcel of land. Tax ID: C02109, Ryan J. Grimm, owner.

**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)***