



## 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 5, 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 and introduction of City Board of Adjustment Members and Planning Department Staff.**

**II. Public Comment**

**III. Approval of Minutes:** October 3, 2012 (The November 8, 2012 meeting was cancelled).

**IV. Disclosure of any Conflict of Interest or any Outside (Exparté) Communication –** Board Members and Planning Staff. The Ex Parte Communication Binder is available at the Sign-In and Agenda station

**V. V. 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 #1132 – 630 Highland Park Drive – Lot Area** – A variance from 27-308 requiring a minimum lot area of 19,200 square feet for 2 dwelling units to allow a minimum lot area of 18,709 square feet for two proposed new dwelling units on Lot 7, Block 4, Highland Park Subdivision. Tax ID: A08992. James and Janet Haar, Timothy and Katherine Schruth, owners and Jeff Wollschlager, agent.

**Item 2. Variance #1133 – 1907 Beverly Hill Boulevard – Setback for Accessory Structure** – A variance from 27-310(i) requiring a minimum front setback of 20 feet for an accessory structure to allow a minimum front setback of 5.5 feet on Lot 2, Block 1, Hi-Line Subdivision a 8,250 square foot parcel of land. Tax ID: A09022. Scott and Kacey Olson, owners.

**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)***