



CITY BOARD OF ADJUSTMENT AGENDA

**City Council Chambers, 2nd Floor of City Hall, 220 N 27th Street
Wednesday, March 6, 2013, 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: February 6, 2013

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 #1141 – 2314/2316 Yellowstone Avenue – A variance from 27-308 requiring a minimum lot area 9,600 square feet for a duplex dwelling to allow a lot area of 9,000 square feet in a Residential 7,000 (R-70) zone, East 40 feet of Lot 12 and the west 20 feet of Lot 13, Block 2 Arnold Subdivision, 2nd Filing. Tax ID: A02482. Martha Gonzales, owner and Carey Chapman, 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, Billings, MT 59101 or phone 657-8246. Anyone wishing to be heard on this matter may appear at this hearing or provide written testimony to Planning Division at the address above.

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