



## CITY BOARD OF ADJUSTMENT AGENDA

**City Council Chambers, 2<sup>nd</sup> Floor of City Hall, 220 N 27<sup>th</sup> Street  
Wednesday, May 1, 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:** April 3, 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 #1148 – 5720 South Frontage Road – LaQuinta Inn and Suites – Height Variance**

- A variance from 27-309 requiring a maximum building height of 45 feet to allow a maximum height of 49 feet in an HC zone on Lots 4 and 5, Block 1, Kelly Subdivision, a 5.53-acre parcel of land. Tax ID: A28396. Kelly Inns, owner and Kya Schroeder of Lightowler Johnson Associates is the agent.

**Item #2: Variance #1149 – 2018 4<sup>th</sup> Ave N, 2023 3<sup>rd</sup> Ave N and 220 N 20<sup>th</sup> Street – Landscaping Variance for new Parking Lots**

- A variance from 27-1815 requiring frontage buffer yards and interior parking lot landscaping to allow the application of the previous parking lot landscaping requirements at 27-1106 in the EBURD – Rail Spur Village (EBURD-RSV) and EBURD – Rail Spur Village Main Street (EBURD-RSVMS) on Lots 17A & 18A, Block 37 and Lots 11 and 12, Block 65 of Billings Original Town, a 39,600 square foot parcel of land. Tax IDs: A00196D, A00196C and A00448. JEM, LLC, owner and Jerry Ray, agent.

**Item #3: Variance #1150 – 29 Jackson St – Lot Area** – A variance from 27-308 requiring a minimum lot area of 7,000 for 2 existing single family homes to allow a lot area of 6,250 square feet in an R-60 zone on Lots 38 and 39, Block 1 of State Realty Addition. Tax ID: A14609. Augusta Lee Bennett, owner and Mary Anderson, agent.

**VI. Other Business/Announcements**

**VII. Adjournment**

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, 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](mailto:deinest@ci.billings.mt.us)