



## CITY BOARD OF ADJUSTMENT AGENDA

**City Council Chambers, 2<sup>nd</sup> Floor of City Hall, 220 N 27<sup>th</sup> Street  
Wednesday, June 5, 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: May 1, 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 #1151 – 714 & 716 N 32<sup>nd</sup> Street – Lot Area** – A variance from 27-308 requiring a minimum lot area of 9,600 square feet for a duplex dwelling to allow a lot area of 7,000 square feet in an R-70 zone on Lots 4 and 5, Block 23 of North Elevation Subdivision 3<sup>rd</sup> Filing. Tax ID: A11935. Perry Moler, Jr. owner.

**Item #2: Variance #1152 – 2310 and 2312 Yellowstone Avenue – Lot Area** – A variance from 27-308 requiring a minimum lot area of 9,600 square feet for 1 existing duplex to allow a lot area of 9,000 square feet in an R-70 zone on the east 60 feet of Lot 13, Block 2 Arnold Subdivision 2<sup>nd</sup> Filing. Tax ID: A02482A. Jim and Cheryl Majerus, owners.

**Item #3: Variance #1153 – 1810 and 1812 Virginia Lane – Setbacks, Lot Coverage and Lot Area** – A variance from 27-308 requiring a minimum lot area of 7,000 square feet for 1 existing duplex to allow a lot area of 6,143 square feet; from 27-308 requiring a minimum front setback of 15 feet to allow a 9-foot front setback; from 27-308 requiring a minimum rear setback of 20 feet to allow a 3.5-foot rear setback; from 27-308 requiring a maximum lot coverage of 40% to allow a maximum lot coverage of 54% and from 27-602 requiring a minimum 70-foot setback to the centerline of a minor arterial street to

allow a 39-foot centerline setback in an R-60 zone on the north 58.5 feet of Lots 1 and 2, Block 8 of Clanton Heights and the un-platted land adjacent to Lot 1. Tax ID: A05045 Alice Kay Carpenter, owner.

**Item #4: Variance #1154 – 3421 and 3423 Winchell Lane – Lot Area** – A variance from 27-308 requiring a minimum lot area of 9,600 square feet for 1 existing duplex to allow a lot area of 7,700 square feet; from 27-308 requiring a maximum lot coverage of 30% to allow lot coverage of 35%; from 27-308 requiring a minimum rear setback of 20 feet to allow a 15-foot rear setback in an R-70 zone on Lot 14, Block 3 of Patricia Subdivision. Tax ID: C02184. Mark Sewell, owner.

#### **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)