



CITY BOARD OF ADJUSTMENT AGENDA

**City Council Chambers, 2nd Floor of City Hall, 220 N 27th Street
Wednesday, July 10, 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: June 5, 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 #1155 – 3012 9th Ave South – Lot Area – A variance from 27-308 requiring a minimum lot area of 22,000 square feet for 1 existing 8-plex and 1 single family dwelling to allow a lot area of 7,420 square feet in an R-60 zone on Lots 11, 12 and the North 3 feet of Lot 10, Block 240, Billings Second Addition Subdivision. Tax ID: A01822. Red Gate #2 LLC, owner and Britt Romain, agent.

Item #2: Variance #1156 – 3724 & 3730 Vickery Court – Fence Height – A variance from 27-604 requiring a maximum fence height to allow a maximum fence height of 8 feet in an R-96 zone on Lots 11 & 12, Block 3 Poly Vista Estates Subdivision. Tax IDs: A29570 and A 29751. Richard and Jennifer Mickelson and Dennis and Kathleen Renier, owners.

Item #3: Variance #1157 – 2215 George Street – Lot Coverage – A variance from 27-308 requiring a maximum lot coverage of 30% to allow a maximum lot coverage of 38% for the purpose of constructing a new detached garage (400 sf) and a new attached sunroom (337 sf) in an R-70 zone on Lot 24A, Block 5, Briggs Subdivision 2nd Filing, a 7,688 square foot parcel of land. Tax ID: C05621. John and Mellani Reese, owners.

VI. Other Business/Announcements

VII. Adjournment

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