



CITY BOARD OF ADJUSTMENT AGENDA

**1st Floor Conference Room, 2825 3rd Avenue North
Wednesday, October 2, 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: July 10, 2013, August 7, 2013, September 4, 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. 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 #1165 – 421 Rimrock Road – Garage size - A variance from 27-310(i)3 requiring a maximum detached garage size of 1,103 square feet to allow a maximum detached garage size of 1,500 square feet square feet in a R-96 zone on Lot 6A, Lyons Subdivision, Unit 2, a 17,431 square foot parcel of land. Tax ID: A34349B. Al and Bobbi Blain, owners and Travis McDowell, agent.

Item #2. Variance #1166 – 3310, 3314 & 3474 Broadwater Ave; 3414, 3418 & 3422 Gallatin Place; 3330 Ravalli Place; 3302, 3308, 3358, 3453, 3462, 3468, 3469 & 3475 Winchell Lane – Lot Area - A variance from 27-308 requiring a minimum lot area of 9,600 square feet for duplex dwellings to allow existing lot areas ranging from 7,715 square feet to 9,076 in a R-70 zone on Lots 1 and 5, Block 1; Lots 4, 5 and 6, Block 2; Lots 1, 17, 19 and 20, Block 3; and Lots 1, 2, 11, 25, 26 and 27, Block 4 of Patricia Subdivision. Tax IDs: C02217, C02171, C02156, C02166, C02167, C02168, C02159, C02191, C02192, C02201, C02187, C02215, C02216, C02189 and C02190. Lou Adler, Mars Enterprises, LLC, Benny Milks Trust, Bradley Hoffman, Gordon and Rachel McCann, Gilbert and Sharon Dallas, Tim Price, Louis McKelvie, Laurel Reinholz, Colleen Krause, and Holetz and Dickson LLC, owners and Mike Oliver, agent.

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 Miller Building, 2825 3rd Ave North, 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