



CITY BOARD OF ADJUSTMENT AGENDA

**1st Floor Conference Room, 2825 3rd Avenue North
Wednesday, December 4, 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: November 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. 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 #1169 – 2209, 2219 and 2221 Monad Road – Lot Area - A variance from 27-308 requiring a minimum lot area of 10,000 square feet to allow a minimum lot area of 7,459 square feet (2209 Monad), 7,422 square feet (2219 Monad Road) and 7,406 square feet (2221 Monad Road) and from 27-308 requiring a rear setback of 15 feet to allow a 1-foot rear setback for 2221 Monad Road to allow the continuation and ability to reconstruct 3 existing 4-plex multi-family dwellings in a Residential Multi-family-Restricted (RMF-R) on lots 20, 21 and 23 of Block 14, Central Heights Subdivision, 5th Filing. Tax IDs: A04871, A 04869 and A04868. Curtis and Marlene Arney, Max Dell Dangerfield and Timothy J. Hudson, owners.

Item #2: Variance #1170 – 1014 N 32nd Street – Lot coverage and side setback – A variance from 27-308 requiring a maximum lot coverage of 30% to allow a maximum lot coverage of 38% and from 27-310(i) requiring a minimum side setback of 3 feet to allow a 1 foot minimum side setback for the purpose of re-constructing an existing garage in a Residential 7,000 (R-70) zone on Lots 5 and 6, Block 16, of North Elevation Subdivision, 3rd Filing. Tax ID: A 11761, Rob and Rachel Morehead, owners and Travis McDowell, 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