



## CITY BOARD OF ADJUSTMENT AGENDA

**1<sup>st</sup> Floor Conference Room, 2825 3<sup>rd</sup> Avenue North  
Wednesday, January 2, 2014 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:** December 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 #1171 – 32 Clark Avenue – Side setback -** A variance from 27-308 requiring a minimum side setback of 8 feet for a 2-story structure to allow 0-foot side and rear setbacks to allow the re-construction of an existing detached building in a Residential Multi-family-Restricted (RMF-R) zone on Lots 30 & 31 of Block 3, West Side Addition Subdivision, a 7,000 square foot parcel of land. Tax ID: A17683.

**Item #2: Variance #1172 – 3507 & 3507 ½ Poly Drive – Lot area, setbacks –** A variance from 27-308 requiring a minimum lot area of 19,200 square feet for 2 dwelling units to allow a lot area of 7,928 square feet for 2 existing dwellings; from 27-602 requiring a 70-foot to centerline setback to a minor arterial street (Poly Drive) to allow a 55 foot setback; from 27-308 requiring a 20-foot front yard setback on Avalon Road to allow a 10-foot front yard setback in a Residential 9,600 (R-96) zone on Lot 9, Block 3 of Swartz-McGeorge Subdivision. Tax ID: A16849.

**Item #3: Variance #1173 – 1401 Granite Avenue – Front setback** – A variance from 27-308 requiring a minimum front setback of 20 feet to allow a front setback of 9 feet to allow the re-construction of a dwelling in a Residential 9,600 (R-96) zone on the south 110 feet of Lot 4, Block 6, Lee Heights Subdivision, 2<sup>nd</sup> Filing a 9,900 square foot parcel of land. Tax ID: A10164  
Information on the preceding item(s) may be obtained at the Planning & Community Services Department, 4<sup>th</sup> Floor of the Miller Building, 2825 3<sup>rd</sup> 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.

#### **VI. Other Business/Announcements**

#### **VII. Adjournment**

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)