



CITY BOARD OF ADJUSTMENT AGENDA

**1st Floor Conference Room, 2825 3rd Avenue North
Wednesday, March 5, 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: February 5, 2014

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 #1178 – 210 Clark Avenue – Garage Size - A variance from 27-308 requiring a maximum lot coverage of 30% to allow a maximum lot coverage of 38% (2,681 square feet) for the removal of a 300 square foot detached garage and re-building of a larger detached garage of 998 square feet in a Residential 7,000 (R-70) zone on 41 and 42, Block 17, West Side Subdivision, a 7,000 square foot parcel of land. Tax ID: A17988.

Item #2: Variance #1179 – 4910 Southgate Drive – Geyser Park – Proposed Hotel - A variance from 27-1005 requiring a maximum building height of 40 feet to allow a maximum building height of 57 feet for the construction of a new hotel in an Entryway General Commercial (EGC) zone on a portion of Lot 1, Block 1 Geyser Subdivision a 92,106 square foot parcel of land. Tax ID: A28409.

Item #3: Variance #1180 – C/S 3030, Tract 1 (Price Subdivision) – Building Height – A variance from 27-308 requiring a maximum building height of 34 feet to allow a maximum building height of 50 feet for new dwellings to be constructed in the proposed Price Subdivision, in a residential 9,600 (R-96) zone, on Tract 1, C/S 3030, a 166-acre parcel of land. Tax ID: D04555.

VI. Election of Officers

VII. Other Business

VIII. 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