



CITY BOARD OF ADJUSTMENT AGENDA

**1st Floor Conference Room, 2825 3rd Avenue North
Wednesday, April 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: March 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:

Returning Item #1: 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.

Item #2: Variance #1181 – 135 Lewis Avenue – Lot Coverage - A variance from 27-308 requiring a maximum lot coverage of 30% to allow a maximum lot coverage of 33.5% (2,334 square feet) for the removal of a 234 square foot detached garage and re-building of a larger detached garage of 600 square feet in a Residential 7,000 (R-70) zone on Lots 18 & 19, Block 10, West Side Addition Subdivision, a 7,000 square foot parcel of land. Tax ID: A17829.

Item #3: Variance #1182 –817 & 819 N 26th Street – Lot Area - A variance from 27-308 requiring a minimum lot area of 14,000 square feet for 2 existing duplex dwellings to allow a minimum lot area of 7,000 square feet in a Residential Multi-family zoning district on Lots 15 & 16, Block 23, Foster

Addition Subdivision. No new construction is planned. The variance would allow the owner to re-build in the future if necessary. Tax ID: A07196.

Item # 3: Variance #1183- 2405 Rosewyn Lane – Lot Area – A variance from 27-308 requiring a minimum lot area of 9,600 square feet to allow a minimum lot area of 7,038 square feet for the purpose of constructing a single family dwelling in a Residential 9,600 (R-96) zone, on Lot 3B, Srite Acres Subdivision. Variance #1067 previously granted on March 3, 2010, allowed 1 year for the owner to apply for building permit and this was not accomplished so the variance expired. Tax ID: A14554A.

VI. Other Business

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