



## CITY BOARD OF ADJUSTMENT AGENDA

**1<sup>st</sup> Floor Conference Room, 2825 3<sup>rd</sup> Avenue North  
Wednesday, May 7, 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: April 2, 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 #1184 – 4142 Banbury Place – Lot Coverage –** A variance from 27-308 requiring a maximum lot coverage of 30% to allow a maximum lot coverage of 34% for the purpose of constructing a single family dwelling with a covered patio in a Residential 7,000 (R-70) zone, on Lot 26, Block 1 of Legends West Subdivision, a 7,790 square foot parcel of land. Tax ID: A30459.

**Item #2: Variance #1185 – 3340 46<sup>th</sup> St West – Setback –** A variance from 27-308 requiring a minimum front setback of 20 feet to allow a minimum front setback of 10 feet from Laredo Drive and 46<sup>th</sup> Street West for the purpose of construction a single family dwelling in a Residential 9,600 (R-96) zone, on Lot 2, Block 1 of Zabawa Subdivision a 23,610 square foot parcel of land. Tax ID: A30371.

**Item #3: Variance #1186 – 735 Terry Avenue – Setback -** A variance from 27-308 requiring a minimum rear setback of 20 feet and a minimum side setback of 5 feet for the purpose of converting a detached garage to a single family dwelling in a Residential 6,000 (R-60) zone, on Lot 2, Block 1 of Frickle Subdivision, a 7,000 square foot parcel of land. Tax ID: A18930A.

## **VI. Other Business**

### **A. Board Discussion: Exparte Communication**

## **VII. Adjournment**

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.

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)