



CITY BOARD OF ADJUSTMENT AGENDA

**1st Floor Conference Room, 2825 3rd Avenue North
Wednesday, June 4, 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: May 7, 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 #1187 – 2935 Ronan Drive – Setbacks – A variance from 27-308 requiring a minimum rear setback of 20 feet to allow a setback of 6 feet and a minimum side setback of 5 feet to allow a setback of 3 feet for the purpose of constructing an addition to an existing deck and detached garage to create an attached garage and deck in a Residential 9,600 (R-96) zone, on Lot 5, Block 3, Heath Subdivision, a 10,400 square foot parcel of land. Tax ID: A08594.

Item #2: Variance #1188 – 922 Royal Ave – Lot Coverage – A variance from 27-308 requiring a maximum lot coverage of 30% to allow a maximum lot coverage of 33% for a proposed new single family dwelling in a Residential 7,000 (R-70) zone, on Lot 12, Block 6 of Kingston Place Subdivision a 9,917 square foot parcel of land. Tax ID: A33729.

Item #3: Variance #1189 – 120 & 120 ½ Jefferson Avenue – Lot Area - A variance from 27-308 requiring a minimum lot area of 7,000 square feet for 2 existing dwelling units on an undivided parcel to allow a lot area of 6,250 square feet for the purpose of future re-construction if necessary in a

Residential 6,000 (R-60) zone, on Lots 15 & 16, Block 6, State Realty Addition, a 6,250 square foot parcel of land. Tax ID: A14708.

Item #4: Variance #1190 – 2222 Bench Blvd and 2226 Bench Blvd – Setbacks - A variance from 27-403(c) requiring a replacement manufactured home to meet required setbacks of 15 feet from the front property line, 60 feet from the centerline of a principal arterial street, 5 feet from the side property line, and 15 feet from the rear property line to allow a minimum front setback of 0 feet, a minimum arterial setback of 38 from the centerline of Bench Boulevard, a minimum 2 feet from the side property line and 10 feet from the rear property line for an existing 12-unit manufactured home park in a Highway Commercial (HC) zone, on Tract 1, C/S 220, a 43,500 square foot parcel of land. Tax ID: D05186.

Item #5: Variance #1191 – 502 Miles Avenue – Setback - A variance from 27-308 requiring a minimum side setback of 5 feet to allow a minimum side setback of 2.5 feet to add a patio cover addition between an existing garage and an existing dwelling in a Residential 6,000 (R-60) zone, on Lots 45 & 46, Block 15, Yellowstone Addition, a 9,000 square foot parcel of land. Tax ID: A19137.

Item #6: Variance #1192 – 1112 Fredrick Lane – Lot coverage and Setback - A variance from 27-308 requiring a minimum side setback of 5 feet to allow a minimum side setback of 2 feet and from 27-308 requiring a maximum lot coverage of 30% to allow a maximum lot coverage of 31% to add a patio cover and an addition to an existing garage in a Residential 7,000 (R-70) zone, on Lots 8 & 9, Block 4, Marilyn Subdivision, a 7,546 square foot parcel of land. Tax ID: A10893.

Item #7: Variance #1193 – West Park Plaza –Lot Area and Density - A variance from 27-310(e) limiting the maximum number of dwelling units to 108 in a single structure to allow a maximum number of 150 dwelling units in a single structure to construct a new multi-family apartment in a Community Commercial (CC) zone, on Lot 2A-3 of Partington Park Subdivision, 5th Filing, a 166,719 square foot parcel of land. Tax ID: A12623.

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, 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