



## CITY BOARD OF ADJUSTMENT AGENDA

**1<sup>st</sup> Floor Conference Room, 2825 3<sup>rd</sup> Avenue North  
Wednesday, July 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: June 4, 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: Return Item - 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 #2: Variance #1194 – 3123 8<sup>th</sup> Avenue South – Friendship House Classroom Addition – Side Adjacent to Street** - A variance from 27-308 requiring a minimum side adjacent to street setback of 10 feet to allow a setback of 0 feet for the purpose of constructing a classroom addition to an existing building in a Residential 6,000 (R-60) zone, on Lots 19 -24, Block 225, Billings Original Town, a 21,000 square foot parcel of land. Tax ID: A01686.

**Item #3: Variance #1195 – 331 & 331 ½ Alderson Avenue – Lot Area and Setbacks** – A variance from 27-308 requiring a minimum lot area of 9,600 square feet for 2 dwelling units to allow 7,000 square feet; from 27-308 requiring a rear setback of 20 feet to allow a rear setback of 7 feet; from 27-308 requiring a side setback of 5 feet to allow a side setback of 3 feet; and from 27-310(i) requiring a side setback of 3 feet to allow a 1 foot side setback for an existing garage in a Residential 7,000 (R-70) zone, on Lots 15 & 16, Block 22, West Side Subdivision a 7,000 square foot parcel of land. Tax ID: A18090. No building or re-construction is planned but the variance would allow the owner to re-build any of the structures in the future if necessary

## **VI. Other Business**

## **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)