



CITY BOARD OF ADJUSTMENT AGENDA

**1st Floor Conference Room, 2825 3rd Avenue North
Wednesday, September 3, 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: August 6, 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 #1198 – 209 Avenue D – Setbacks - A variance from 27-308 requiring a minimum side setback of 8 feet for a 2-story home to allow 5 feet in a Residential 7,000 (R-70) zone, Lots 5-7, Block 15, North Elevation Subdivision, 3rd Filing a 10,500 square foot parcel of land. The variance would allow the addition of a 304 square foot 2-story addition to the existing home. Tax ID: A11795.

Item #2 Variance #1199 – 23 Monroe Street – Lot Area – A variance from 27-308 requiring a minimum lot area of 7,000 square feet for 2 dwelling units to allow 6,250 square feet in a Residential 6,000 (R-60) zone on Lots 35 and 36, Block 2, State Realty Addition. The variance would allow the construction of a new duplex on the property. Tax ID: A14633

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 247-8676. 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