



## CITY BOARD OF ADJUSTMENT AGENDA

**1<sup>st</sup> Floor Conference Room, 2825 3<sup>rd</sup> Avenue North  
Wednesday, December 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:** November 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 #1204 – 3203 Cassia Drive – Lot Coverage and Setbacks** - A variance from 27-308 requiring a maximum lot coverage of 30% to allow a lot coverage of 36%; from 27-308 requiring a minimum rear setback of 20 feet to allow a 10-foot rear setback; and from 27-308 requiring a minimum 20 foot setback for a carport to allow a 15-foot minimum setback for the addition to a master bedroom and additional deck & carport area on Lot 1, Block 3 Wilshire Heights Subdivision, 6<sup>th</sup> Filing, an 11,303 square foot parcel of land. Tax ID: A20831.

**Item #2 Variance #1205 – 10<sup>th</sup> St West and Wyoming – Lot Area** – A request to renew the conditional approval of Variance #1159 - a variance from 27-308 requiring a minimum lot area of 30,000 square feet for three 4-plex dwellings to allow a lot area of 27,950 square feet for the construction of three 4-plex dwellings in an R-60 zone on Lots 16-18, Block 2, Broadacre Subdivision. Tax IDs: A03227, A03228, A03229. The owner received a concurrent special review approval from the City Council in August 2013.

**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 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.

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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)