



CITY BOARD OF ADJUSTMENT AGENDA

**1st Floor Conference Room, 2825 3rd Avenue North
Wednesday, March 4, 2015 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.

Call the meeting to order and introduction of City Board of Adjustment Members and Planning Department Staff.

Public Comment

Approval of Minutes: February 4, 2015

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

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 #1208 – 4120 and 4120 ½ Buchanan, Lot Area - A variance from 27-308 requiring a minimum lot area of 7,000 square feet to allow a minimum lot area of 6,250 square feet in a R-60 zone for 2 existing dwellings on Lot 40, Block 2, Fairview Subdivision. Tax ID: A06958. The owner intends to demolish and reconstruct one of the existing dwellings.

Item #2 Variance #1209 – 519 Avenue D, Detached Garage Wall Height - A variance from 27-310(i) requiring the wall height of a detached garage to be no taller than the wall height of the residence to allow a 12-foot wall height for a new 936 square foot detached garage in a R-60 zone, on Lots 7 & 8, Block 1, Pioneer Park Subdivision, a 13,200 square foot parcel of land. Tax ID: A12858.

Other Business

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