

**CITY BOARD OF ADJUSTMENT**

MINUTES: May 7, 2008

Leon Pattyn, Chairman called the meeting to order at 6:02 p.m. The City Board of Adjustment met in the City Council Chambers.

Name	Title	01/03/08	02/06/08	03/06/08	04/02/08	05/02/08	06/04/08	07/02/08	08/06/08	09/03/08	10/08/08	11/06/08	12/03/08
Leon Pattyn	Chairman	<b>Cancelled</b>	1	A	1	1							
Barbara Walborn	Boardmember		1	A	1	1							
Lyn McKinney	Boardmember		1	A	1	A							
Troy Boucher	Vice Chair		1	1	1	1							
Daniel Eggen	Boardmember		A	1	1	1							
Brent Nelson	Boardmember		1	1	A	A							
Paul Cox	Boardmember		1	1	1	A							

TOTAL NUMBER OF APPLICATIONS 2008	01/03/08	02/06/08	03/06/08	04/02/08	05/02/08	06/04/08	07/02/08	08/06/08	09/03/08	10/08/08	11/06/08	12/03/08	TOTAL
Variance	0	2	2	2	2								

Chairman Pattyn asked Nicole Cromwell, Zoning Coordinator to introduce the City Board of Adjustment Members and Planning Department Staff. The following staff was in attendance:

Nicole Cromwell, Planner II/Zoning Coordinator  
 Aura Lindstrand, Planner II/Subdivision Coordinator  
 Elizabeth Allen, Planning Clerk

**Public Comment:**

There were none.

**Approval of minutes:**

*On a motion by Boardmember Boucher, seconded by Boardmember Eggen and approved by a 4-0 voice vote the minutes of April 2, 2008 were approved.*

**PUBLIC HEARINGS:**

Chairman Pattyn asked Ms. Cromwell to read the determinations for granting a variance as well as review the rules for the procedure by which the public hearings will be conducted.

Ms. Cromwell reviewed the procedures by which the meeting is conducted. She read the determinations for granting a variance.

**Public Hearing:**

**Item #1: City Variance #1027 – Shiloh Crossing** - A public meeting to review a proposed Land Use Contrary to Zoning to install a new sewer lift station on a portion of Lot 5, Block 1 Shiloh Crossing Subdivision a 12,761.45 square foot parcel of land in a Controlled Industrial (CI) zoning district. Tax ID D00574. City of Billings is the owner and HDR Engineering is the agent.

**Ms. Cromwell** read the legal description and **Aura Lindstrand** reviewed the staff report with an overhead PowerPoint presentation for the audience and reviewed the surrounding properties while explaining the existing zoning of the subject property. She said staff is forwarding a recommendation that the board hear a public hearing.

**Public Comment:**

There was none.

*The public hearing closed at 6:07 p.m.*

**Item #2: City Variance #1028 – 2409 Rosewyn Lane** - A variance from BMCC 27-308 requiring a minimum 19,200 square feet of lot area for two single family dwellings to allow a minimum of 14,000 square feet of lot area for an existing and a proposed new single family dwelling on Lot 3 of Srite Acres Subdivision in a Residential 9,600 (R-96) zone. Tax ID: A14554, Kincaid Land, LLC, is the owner and Engineering, Inc. is the agent.

**Ms. Cromwell** read the legal description and **Aura Lindstrand** reviewed the staff report with an overhead PowerPoint presentation for the audience and reviewed the surrounding properties while explaining the existing zoning of the subject property. She said staff is forwarding a recommendation of denial.

**Boardmember Boucher** recused himself from the discussion of this item because he has personal dealings with the applicant.

The board was forced to delay this hearing because they do not have a quorum to hear the meeting if **Boardmember Boucher** is unable to deliberate.

**Discussion:**

**Proponents:**

**Opponents:**

**Rebuttal:**

*The public hearing closed at 6:12 p.m.*

**Motion:**

*On a motion by*

**Motion:**

Boardmember	Yes	No	Abstain	Not Present
Leon Pattyn				
Barbara Walborn				
Lyn McKinney				
Troy Boucher				
Daniel Eggen				
Brent Nelson				
Paul Cox				

**Discussion:**

**Other Business:**

**Adjournment:**

*The meeting was adjourned at 6:12 p.m.*

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**Leon Pattyn, Chairman**

**ATTEST:**

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**Elizabeth Allen, Planning Clerk**