



Anaconda – Deer Lodge County Board of Adjustment Agenda
Thursday,
Thursday, January 26th, 2023 @ 4 pm
Community Service Center, 3rd Floor Conference Room

Please turn off or silence all cell phones and electronic devices.

Everyone is respectfully asked to follow these Board Rules of Procedure:

- To address the Board, please state your name & address for the record.
- Please speak loud enough for the entire room to hear your comments.
- Please address all comments to the Board as you are not in a debate with other presenters or members of the audience.
- Please be respectful to other speakers, presenters, and members of the audience.
- No sidebar conversations will be allowed. Private conversations and whispering in the audience during the meeting as this is very disruptive so please step out of the room for any such conversations.

[Board of Adjustment Packet-01-26-2023](#)

- I. Call to Order – Donna Kostelecky, Chairperson
 - Review of Board of Adjustment (BOA) Process for Applicants
- II. Approval of Minutes from Last Meeting: Thursday, April 28th, 2022
Discussion and/or action if necessary
- III. Nomination and Vote for 2023 Chairperson
Discussion and/or action if necessary
- IV. Nomination and Vote for 2023 Chairperson
Discussion and/or action if necessary
- V. Public Hearings

Variance 23-001 Greg Warner

PUBLIC HEARING on a request by Greg Warner for a variance to allow relief from [Sec. 24-105](#) of the Code of Ordinances of ADLC, which prohibits vehicular access from the street when alley access is available in the Goosetown Neighborhood Conservation District. Owners wish to develop a driveway from 5th St at 805 E. 5th St when property has alley access. Property is legally described as:

EASTERN ADDITION (ANACONDA), S02, T04 N, R11 W, BLOCK 64, Lot 8

Staff Report

Applicant Statement

Board Comments and Questions

Public Comment

At this time, the Board of Adjustment can take action to approve/deny Variance 23—001



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Variance 23-002 Curt and Jennifer Gannon

PUBLIC HEARING on a request by Curtis and Jennifer Gannon to allow relief from [Sec.24-245](#) of the Code of Ordinances of ADLC requiring a 50 feet front lot line structural setback. Owners are proposing to build 15 feet from Bear Gulch Road at 1918 Bear Gulch Rd. Property is in the Big Hole Development District and is legally described as:

S35, T02 N, R12 W, C.O.S. 212D-250A, ACRES 1.202, TRACT A-2, IN N2N2

Staff Report

Applicant Statement

Board Comments and Questions

Public Comment

At this time, the Board of Adjustment can take action to approve/deny Variance 23--002

Variance 23-003 Mike Martelli

PUBLIC HEARING on a request by Mike Martelli to allow relief from [Sec. 24-104](#) of the Code of Ordinances of ADLC. Owner wishes to relocate common boundaries of 822 E Park Ave and 116 Washington St to create a residential lot smaller than the minimum lot size and for relief from structural setbacks. Properties are within the Goosetown Neighborhood Conservation District and are legally described as:

EASTERN ADDITION (ANACONDA), S02, T04 N, R11 W, BLOCK 22, Lot 23-24, S 105 FT LTS 23-24

Staff Report

Applicant Statement

Board Comments and Questions

Public Comment

At this time, the Board of Adjustment can take action to approve/deny Variance 23--003

VI. **Old Business**
None

VII. **New Business**
None



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VIII. Miscellaneous

- Matters from the Staff
- Matters from the Board

IX. Public Comment

This is the time for members of the public to comment on items not on the agenda that fall within the Board of Adjustment jurisdiction.

X. **Next Meeting Date:** TBD

XI. **Adjournment:** Donna Kostelecky, Chairperson