



**Anaconda – Deer Lodge County Board of Adjustment Agenda**  
**Thursday, June 6th, 2019 @ 4 p.m.**  
**Anaconda Local Development Building**  
**3<sup>rd</sup> Floor Conference Room**

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

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

- To address the Board, please approach the podium and 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 is very disruptive so please step out of the room for any such conversations.

- I. Call to Order – Chairman, Bill Johnson
- II. Introductions – Chairman, Bill Johnson
  - Review of Board of Adjustment (BOA) Process for Applicants
- III. Approval of Minutes from Last Meeting: August 30<sup>th</sup>, 2018

**IV. Public Hearings**

- Request by Applicant, Nicholas Corr, Corr Concepts, LLC, dba Montana Affordable 4 x 4's and Auto Sales, for a variance (V19-001) to allow off-street parking in the Central Business Development District (CBDD) between the principal structure and the street) to establish a used car dealership at 300 W. Park. Applicant also requests relief from the lease requirement of a five-year agreement for a site which will use off-street parking. The subject property is 300 West Park Avenue, and is legally described as: Anaconda Original Townsite, S03, T04N, R11W, Block 222, Lot 22-24, POR Lot 22, 580 FT, Lots 23-24.

Staff Report: Gayla Hess, Planner 1

Applicant Statement

Board Comments and Question

Public Comment

At this time the Board of Adjustment can take action to approve or deny Variance V19-001



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- Request by Applicant, Henry Walsh, for a variance (V19-002) to allow construction of driveway from Birch Street to access a parking area on his property for his 35' fifth wheel trailer, as alley access is too narrow to make the turn into the area with this large of a vehicle. The subject property is at 709 Birch Street, and is legally described as Anaconda Original Townsite, S03, T04N, R11W, Block 110, Lot 11, S2 of Lot 11.

Staff Report: Gayla Hess, Planner 1

Applicant Statement

Board Comments and Questions

Public Comment

At this time, the Board of Adjustment can take action to approve or deny Variance 19-002.

- Request by Applicant, David and Diane Beck, for a variance (V19-003) to allow for demolition of pre-existing garage and its foundation and to allow the construction of a new foundation and garage within the same footprint of the previous structure which would not be within the required setbacks of 5 ft on the west side of the property. The subject property is at 705 West Fourth Street, and is legally described as Anaconda Original Townsite, S03, T04 N, R11 W, Block 77, Lot 1 - 2, W 45 FT of E 90 FT of Lots 1-2

Staff Report: Gayla Hess, Planner 1

Applicant Statement

Board Comments and Questions

Public Comment

At this time, the Board of Adjustment can take action to approve or deny Variance 19-003.

V. Old Business: None

VI. New Business: None



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VII. Miscellaneous

- Matters from the Staff
- Matters from the Board

VIII. Public Comment

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

IX. Next Meeting Date: TBD

X. Adjournment – Chairman, Bill Johnson