



Anaconda – Deer Lodge County Board of Adjustment Agenda
Thursday, June 27th, 2020 @ 4 p.m.
Anaconda Local Development Building
1st Floor Conference Room

Due to COVID-19 and social distancing guidelines, we are urging members of the public with interest in any of the below variances to please call in to Conference Call Phone.

Dial-In Number: 425-436-6372

Access Code: 254398

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 John

- Review of Board of Adjustment (BOA) Process for Applicants

III. **Approval of Minutes from Last Meeting:** May 28th, 2020

IV. **Public Hearings**

PUBLIC HEARING on a request Jerry Lemm, for an extension to an approved variance (V19-005) to allow extended relief from [Sec. 24-62](#) (1), Anaconda Residential Estate District (ARED) 1.0 for the number of single-family dwelling units on a lot of record. Previously, the Board of Adjustments set August 5th, 2020 as the move-by date for a trailer on the property at the Public Hearing held on December 5th, 2019. The subject property is legally described as "NORTH CABLE ROAD, S33, T05N, R1W, COS 445A, ACRES 1.023, LOT 3."

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 V19-005.



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PUBLIC HEARING on a request by Daniel Counter of 5 North Preston for a variance to allow relief from [Sec. 24-275](#) (2) of the Development Permit System (DPS) which limits maximum structural height of 28 feet for structures within the Opportunity Development District (ODD). Applicant proposes to build a forty (40) foot pole for a windmill. Property is legally described as “OPPORTUNITY ORIGINAL TOWNSITE, S10, T04 N, R10 W, Lot 57, ACRES 0.75, N2W150 FT.”

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 20-002.

PUBLIC HEARING on a request by Lora Baumann for a variance to allow relief from [Sec. 24-105](#), Goosetown Neighborhood Conservation District (GNCD), to allow vehicular access from the street when an alley is available. Applicant owns the vacant lot and uses it for storage. The subject property is legally described as “EASTERN ADDITION (ANACONDA), S02, T04 N, R11 W, BLOCK 55, Lot 8.”

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 V20-004.



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PUBLIC HEARING on a request by Herbert Lutey of 105 Washington St. for a variance to allow relief from [Appendix A, Division 2](#) Regulation A.1 of the Development Permit System (DPS) which prohibits fencing within or bounding a required front setback from exceeding 4 feet in height. Applicant proposes to erect a six (6) foot fence on the west portion of his lot at 103 Washington St; legally described as “EASTERN ADDITION (ANACONDA), S02, T04 N, R11 W, BLOCK 21, Lot 11 - 12, LESS S 7.16 FT” The area is within the Goosetown Neighborhood Conservation Development District (GNCD).

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 V20-005.

V. **New Business:** None

VI. **Miscellaneous**

- Matters from the Staff
- Matters from the Board

VII. **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.

VIII. **Next Meeting Date:** TBD

IX. **Adjournment:** Chairman, Bill Johnson



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