



Anaconda – Deer Lodge County Board of Adjustment Agenda
Thursday, December 5th, 2019 @ 3 p.m.
Anaconda Local Development Building
3rd 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: June 6th, 2019
- IV. Public Hearings
 - A PUBLIC HEARING on a request by Applicant, William Noble, for a variance (V19-004) to allow relief from Sec. 24-137(1) structural setbacks in the Highway Commercial Development District (HCDD). Applicant proposes to build a two-car garage on a vacant lot (54 1/3 x 25 feet) The subject property is legally described as Eastern Addition (Anaconda), S02, T04N, R11W, Block 19, Lot 12, S 54 1/3 Ft, Lt 12.

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 V19-004.



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- A PUBLIC HEARING on a request by Applicant, Jerry Lemm, for a variance (V19-005) to allow 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. ARED 1.0 permits one single-family dwelling per lot of record. Additionally, per Sec 24.63(1) (e) lists “guest house or guest quarters limited to one per lot of record” as a Special Use, subject to MDP. 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 Questions

Public Comment

At this time, the Board of Adjustment can take action to approve or deny Variance 19-005.

- A PUBLIC HEARING on a request by Applicant, Matt Krattiger, personal representative for Dixie Dye Estate, for a variance (V19-006) to allow relief from Sec. 24-275 (3) of Article XXIV for minimum lot size within the Opportunity Development District (ODD). The applicant requests to divide property within the ODD per inheritance. Two single family dwellings exist on Lot 39 with addresses of 912 Rickards (built 1937) and 918 Rickards (1971). The subject property is legally described as: Opportunity Original Townsite, S10, T04N, R10W, Block 222, Lot 39, Acres 2.79

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 19-005



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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