



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

[Board of Adjustment Packet 10/26/2023](#)

- Call to Order – Donna Kostelecky, Chairperson
 - Roll Call
 - Review of Board of Adjustment (BOA) Process for Applicants
- Approval of Minutes from Last Meeting: Thursday, July 20th, 2023
Discussion and/or action if necessary
- Public Hearings

Variance 23-007 Bill and Dawn Pickett

PUBLIC HEARING on a request by Bill Pickett to allow relief from [Sec. 24-64 \(1\)\(c\)](#) of the Code of Ordinances of ADLC. Owners propose to boundary adjust a property to further decrease the size of a lot which it does not meet the minimum lot size of 1-acre. The property is within the Anaconda Residential Estate Development District 1.0. Property is legally described as:

CABLE ROAD AREA, S33, T05 N, R11 W, ACRES 0.232, IN LT 3 IN NW4SW4

Staff Report

Applicant Statement

Board Comments and Questions

Public Comment

At this time, the Board of Adjustment can take action to approve/deny Variance 23-007



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Variance 23-009 Tony and Patti Monaco – Shooting Star Properties, LLC

PUBLIC HEARING on a request by Tony and Patti Monaco of Shooting Star Properties LLC to allow relief from [Sec. 24-215 \(5\)](#) of the Code of Ordinances of ADLC. Owners wish to adjust boundaries to further decrease the size of a lot which does not meet the minimum lot size of 80,000 square feet. Property is within the Georgetown Development District. Property is legally described as:

SUNSET HOMESITES PLAT NO 1, S17, T05 N, R13 W, Lot 26, ACRES 0.499

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--009

Variance 23-010 Casey Coward

PUBLIC HEARING on a request by Casey Coward to allow relief from [Sec. 24-84\(b\)](#) of the Code of Ordinances of ADLC. Owner wishes to build a patio and second floor deck approximately 3.5 feet from the side property line which is within the 5-foot side lot setback. Property is within the Medium Density Residential Development District. Property is legally described as:

NORTHERN ADD (ANACONDA), S03, T04 N, R11 W, BLOCK 6, Lot 8 – 10, E 52 1/2 FT LTS 8-10

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—010

Additional information and project files for the above variance applications are available for viewing at the Planning Department located in the lower level of the Courthouse or at <https://www.adlc.us/DocumentCenter/Index/306>



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- **Old Business**
None
- **New Business**
None
- **Miscellaneous**
 - Matters from the Staff
 - Matters from the Board
- **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.
- **Next Meeting Date:** TBD
- **Adjournment:** Donna Kostelecky, Chairperson