

AGENDA

City of Helena
Board of Adjustment
Tuesday, November 2, 2021 - 5:30 p.m.

Join Via ZOOM Platform at:

<https://zoom.us/j/95139091644>

Meeting ID: **951 3909 1644**

Or dial in at: 1(346)248-7799

A. CALL TO ORDER

B. ROLL CALL - Establish a quorum

C. APPROVAL OF MINUTES

September 7, 2021 Meeting

D. PUBLIC HEARING

Item 1: a variance from Section 11-4-2 to decrease the allowable minimum side setback from 8 ft to 3 ft for a property legally addressed as 617 Holter St, Helena, MT, located in an R-2 (Residential) zoning district, and with a legal description of Lot 4 in Block K of the Mauldin Addition to the City of Helena, Lewis and Clark County, Montana.

Item 2: Three variances as follows:

- A variance from Section 11-4-2 to decrease the allowable minimum side setback from 15 ft to 6 ft (east);
- a variance from Section 11-4-2 to decrease the allowable minimum side setback from 15 ft to 0 ft (south);
- a variance from Section 11-4-2 (B.3.) to decrease the allowable minimum setback of the vehicular entrance to a garage from 20 ft to 15 ft:
for a property legally addressed as 1545 Railroad Ave, Helena, MT, located in a CLM (Commercial Light Manufacturing) zoning district, and with a legal description of Lot 14, 15 and 16 in Block 48 of the Northern Pacific Addition to the City of Helena, Lewis and Clark County, Montana.

E. NEW BUSINESS/OLD BUSINESS

F. PUBLIC COMMENT

G. NEXT BOARD OF ADJUSTMENT PUBLIC HEARING: October 05, 2021

H. ADJOURNMENT

Persons with disabilities requiring accommodations to participate in the city's meetings, services, programs, or activities should contact the City's ADA Coordinator, Ellie Ray, as soon as possible to allow sufficient time to arrange for the requested accommodation, at any of the following: (406) 447-8490, TTY Relay Service 1-800-253-4091 or 711, citycommunitydevelopment@helenamt.gov, 316 North Park, Avenue, Room 445, Helena, MT 59623.