



**CITY OF HELENA**  
**Board of Adjustment**  
**May 3, 2022 - 5:30 PM**  
**Zoom Online Meeting; <https://zoom.us/j/95139091644>**

**Call to Order and Roll Call**

**Minutes**

A. April 5, 2022

**Regular Items**

**A. Public Hearing**

**Item 1:**

1. A variance from Section 11-4-2 to increase the allowable maximum lot coverage percentage from 40% to 43.4% maximum, for a property with a legal description of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, and 12 in Block 33 of the Grand Avenue Addition to the City of Helena, Lewis and Clark County, Montana, together with the vacated alley adjacent to lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, and 12 in block 33 as vacated by ordinance no. 2080.
2. A variance from Section 11-24-4 to increase the minimum distance of a parking space to the trunk of a tree from 35' to 55' in the northeast parking lot, for a property with a legal description of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, and 12 in Block 33 of the Grand Avenue Addition to the City of Helena, Lewis and Clark County, Montana, together with the vacated alley adjacent to lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, and 12 in block 33 as vacated by ordinance no. 2080.
3. A variance from Section 11-24-5 to eliminate screening on the north side of the northeast parking lot, for a property with a legal description of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, and 12 in Block 33 of the Grand Avenue Addition to the City of Helena, Lewis and Clark County, Montana, together with the vacated alley adjacent to lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, and 12 in block 33 as vacated by ordinance no. 2080.
4. A variance from Section 11-24-5 to eliminate screening on the east side of the south parking lot, for a property with a legal description of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, and 12 in Block 33 of the Grand Avenue Addition to the City of Helena, Lewis and Clark County, Montana, together with the vacated alley adjacent to lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, and 12 in block 33 as vacated by ordinance no. 2080.
5. A variance from Section 11-22-5 to reduce the minimum length of a parking spot from 20' to 16 for parking in the northeast lot, for a property with a legal description of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, and 12 in Block 33 of the Grand Avenue Addition to the City of Helena, Lewis and Clark County, Montana, together with the vacated alley adjacent to lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, and 12 in block 33 as vacated by ordinance no. 2080.



The reason for the variance is to expand the worship facility through joining the existing buildings on-site. This property is located at 2210 Dodge Ave.

**Item 2:**

A variance from Section 11-4-2 to decrease the allowable minimum side lot line setback from 6' to 0' for a property with a legal description of Lot 10 in Block 532 of the Easterly Addition to the City of Helena, according to the official map or plat on file and of record in the office of the County Clerk and Recorder of Lewis and Clark County, Montana.

The reason for the variance is to place a shed on a narrow property.

This property is located at 701 State St.

**B. Old Business**

- None identified

**C. New Business**

- None identified

**Public Comment**

**Member Communications / Proposals for next Agenda**

**Meetings of Interest / Announcements**

- Next scheduled meeting is June 7, 2022.

**Adjournment**

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**Phone: (406) 447- 8490**

**TTY Relay Service 1-800-253-4091 or 711**

**Email: [citycommunitydevelopment@helenamt.gov](mailto:citycommunitydevelopment@helenamt.gov)**

**Mailing Address & Physical Location: 316 North Park Avenue, Room 445, Helena, MT 59623.**