



CITY OF HELENA
Board of Adjustment
September 20, 2022 - 5:30 PM
Zoom Online Meeting; <https://zoom.us/j/95139091644>

Call to Order and Roll Call

Minutes

A. May 3, 2022

Regular Items

A. Public Hearing

Item 1: A variance from Section 11-4-2 to decrease the allowable minimum front setback from 10' to 4', and to decrease the garage entrance setback from 20' to 5', for a property with a legal description of the west one-half of the south one-half of Lot 10, and the west one-half of Lots 11 and 12 in Block 21 of the Hauser Addition to the City of Helena, Lewis and Clark County, Montana.

The reason for the variance is to build a new garage that addresses the current driveway. This property is located at 730 Flowerree St.

Item 2: A variance from Section 11-4-2 to decrease the allowable minimum side lot line setback from 6' to 4' (east) and a variance to decrease the allowable minimum setback from 6' to 3' (west) for a property with a legal description of All that portion of Lot 3 in Block 606 of Hoback & Cannon Addition to the City of Helena, Lewis and Clark County, Montana, and more particularly described on Quit Claim Deed 558565, records of Lewis & Clark County, Montana.

The reason for this variance is to build a home out to the extent of the existing home, and to extend that new home deeper onto the property. Applicant claims the existing home's foundation is crumbling.

This property is located at 729 9th Avenue.

Item 3: A variance from Section 11-4-2 to decrease the allowable minimum side lot line setback from 8' to 3' for a property with a legal description of Lot 2 in Block 19 of the Northern Pacific Addition to the City of Helena, Lewis and Clark County, Montana.

The reason for the variance is to build a new garage accessed by the alley.

This property is located at 1307 Boulder Ave.

Item 4: A variance from Section 11-4-2 to decrease the allowable minimum side lot line setback from 8' to 6', and to reduce the rear lot line setback from 10' to 4' for a property with a legal description of the east 9' of Lot 9 in Block 549 of the Easterly Addition to the City of Helena, Lewis and Clark County, Montana, and more particularly described on Quit Claim Deed 3350208, records of Lewis & Clark County, Montana.



The reason for the variance is to build a new garage with additional living space between an existing pool, and in approximately the same location as the previous garage, without affecting the neighbor's drive easement.

This property is located at 717 3rd 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 October 4, 2022.**

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: Phone: (406) 447-8491; TTY Relay Service 1-800-253-4091 or 711; Email: eray@helenamt.gov; Mailing Address & Physical Location: 316 North Park, Avenue, Room 445, Helena, MT 59623.