



CITY OF HELENA
Board of Adjustment
February 7, 2023 - 5:30 PM
Zoom Online Meeting; <https://zoom.us/j/95139091644>

Call to Order and Roll Call

Minutes

- A. January 3, 2023

Regular Items

A. Public Hearing

Item 1:

1. A variance from Section 11-4-2 to decrease the side lot line minimum setback from 8' to 5', for a property with a legal description of Lot 3 3A of Block 8 of the Carson Addition to the City of Helena, Lewis and Clark County, Montana.

The reason for the variance is to best set the common boundary line along the historically agreed upon boundary while accommodating the carport.

This property is located at 1727 Golden St.

Item 2:

1. A variance from Section ~~11-23-11~~ 11-23-10 to increase the allowable aggregate square footage of wall signs from 200sf to 540sf, for a property with a legal description of Lot 8A on COS #3395855 of the Custer Landing Major Subdivision, City of Helena, Lewis and Clark County, Montana.

The reason for the variance is to install signage commensurate with the general size of buildings in the area and of similar size as has already been granted via variance to other buildings in the area.

This property is located at 2885 N Sanders St.

Item 3:

1. A variance from Section 11-4-2 to decrease the side lot line minimum setback from 6' to 3', for a property with a legal description of Lot 13 of Block H of the Blake Addition Amended to the City of Helena, Lewis and Clark County, Montana.
2. A variance from Section 11-4-2 to decrease the minimum setback for a lot line that abuts a dedicated public right of way that provides only a secondary means of access to property and is not intended for general travel from 5' to 0', for a property with a legal description of Lot 13 of Block H of the Blake Addition Amended to the City of Helena, Lewis and Clark County, Montana.

The reason for the variance is to rebuild a garage in the same footprint as the garage that it will replace. The applicant contends they have a rebuttable presumption.

This property is located at 720 Breckenridge St.

Item 4:

1. A variance from Section 11-23-10 to increase the number of allowable freestanding signs from 1 to 2, for a property with a legal description of Lots 2 and 3 of Block 1 on



COS #3100615 of the Nob Hill Subdivision, City of Helena, Lewis and Clark County, Montana.

2. A variance from Section 11-23-10 to increase the allowable height of a freestanding sign from 34' to 45' for the northern freestanding sign, for a property with a legal description of Lots 2 and 3 of Block 1 on COS #3100615 of the Nob Hill Subdivision, City of Helena, Lewis and Clark County, Montana.
3. A variance from Section 11-23-10 to increase the allowable area of a freestanding sign from 150sf to 192sf for the southern freestanding sign, for a property with a legal description of Lots 2 and 3 of Block 1 on COS #3100615 of the Nob Hill Subdivision, City of Helena, Lewis and Clark County, Montana.
4. A variance from Section 11-23-10 to increase the allowable height of a freestanding sign from 34' to 37' for the southern freestanding sign, for a property with a legal description of Lots 2 and 3 of Block 1 on COS #3100615 of the Nob Hill Subdivision, City of Helena, Lewis and Clark County, Montana.

The reason for the variance is to allow for wayfinding from the interstate.

This property is located at 3196 Colonial Dr.

B. Old Business

- **Election of Officers**

C. New Business

- **None identified**

Public Comment

Member Communications / Proposals for next Agenda

Meetings of Interest / Announcements

- **Next scheduled meeting is March 7, 2023.**

Adjournment

Persons with disabilities requiring accommodations to participate in the City's meetings, services, programs, or activities should contact the City's ADA Coordinator 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: citycommunitydevelopment@helenamt.gov; Mailing Address & Physical Location: 316 North Park, Avenue, Room 445, Helena, MT 59623.