



**CITY OF HELENA**  
**Board of Adjustment**  
**August 22, 2023 - 5:30 PM**  
**Zoom Online Meeting; <https://zoom.us/j/95139091644>**

**Call to Order and Roll Call**

**Minutes**

**A.** June 6, 2023

**Regular Items**

**A. Public Hearing**  
**Item 1:**

1. 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 1', for a property with a legal description of The West 15 feet of lot 19 and all of Lot 20 in Block 6 of the FLOWER GARDEN ADDITION to the City of Helena, Lewis and Clark County, Montana.
2. A variance from Section 11-4-2 to decrease the minimum front lot line setback from 10' to 4', for a property with a legal description of The West 15 feet of lot 19 and all of Lot 20 in Block 6 of the FLOWER GARDEN ADDITION to the City of Helena, Lewis and Clark County, Montana.

The reason for these variances is to expand a garage and shop.  
This property is located at 1400 Phoenix Avenue.

**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 September 5, 2023.**

**Adjournment**