



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

Call to Order and Roll Call

Minutes

- A. Minutes for Previous meetings will be available at the October meeting.

Regular Items

A. Public Hearing

Item 1:

1. A variance from Section 11-4-2 to decrease the minimum setback for a side lot line from 8' to 0', for a property with a legal description of The west 10 feet of Lot 8 and all of Lots 9 and 10 in Block 567 of the Easterly Addition to the City of Helena, Lewis and Clark County, Montana (Ref: Book 215 Deeds, page 193) and All of Lot 7 and the easterly 32 feet of Lot 8 in Block 567 of the Easterly Addition to the City of Helena, Lewis and Clark County, Montana as shown on the Certificate of Survey filed under Doc. No. 3052910.

The reason for this variance is to replace a garage.

This property is located at 807 2nd St.

Item 2:

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 0', for a property with the legal description of The north 50 feet of Lots 24,25, and 26: the west 10 feet and the north 50 feet of the east 15 feet of Lot 27; and Lots 29,29,30,31, and 32, all in Block 138 of the Cannon Addition to the City of Helena, Lewis and Clark County, Montana (Ref: 248 Deeds 492)

The Reason for this variance is to replace a loading dock.

The property is located at 1526 Hauser Blvd.

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 3, 2023.**

Adjournment