



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

**Call to Order and Roll Call**

**Minutes**

**A.** October 3, 2023

**Regular Items**

**A. 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 front lot line from 10' to 4', for a property with a legal description of Lots 4,5,6,7, and 8 in Block 17 of the Original Townsite to the City of Helena, Lewis & Clark County, Montana.

The reason for this variance is to construct a sunroom addition. This property is located at 201 State St.

**Item 3:**

1. A variance from Section 11-4-2 to decrease the minimum setback for a side lot line from 8' to 7' for a property with a legal description of S31, T10 N, R03 W, C.O.S. 516083, Acres 5.229, Tract A-2 in Hawkeye Lode MS 314.

The reason for the variance is to maintain minimum access width for a new gift tract. This property is located at 519 1st St.

**Item 4:**

1. A variance from Section 11-4-2 to decrease the minimum setback for a side lot line from 8' to 4' for a property with a legal description of Lot 2 of Block N of the AMENDED MAP OF THE BLAKE ADDITION of 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 2 of Block N of the AMENDED MAP OF THE BLAKE ADDITION of the City of Helena, Lewis and Clark County, Montana. The reason for these variances is to replace an existing garage. This property is located at 733 E Broadway St.

**Item 5:**

1. A variance from Section 11-4-2 to increase the maximum building height from 60' to 67' for a property with a legal description of S28, T10 N, R03 W, C.O.S. 291462, TR IN NW4NW4 2. A variance from Section 11-22-3 to reduce the required number of parking spaces from 70 to 58 for a property with a legal description of S28, T10 N, R03 W, C.O.S. 291462, TR IN NW4NW4.

The reason for this variance is to construct an addition to the State of Montana liquor warehouse. This property is located at 2517 Airport Road.

**Item 6:**

1. A variance from Section 11-23-10 to allow a second freestanding sign for the principal building at 2775 Colonial Drive in a B-2 zoning district for a property with the legal description of Lot 3D-1A-1 of the Helena Mall Subdivision, located in Section 33, Township 10 North, Range 3 West, PMM, Lewis & Clark County, Montana, as shown on the Amended Plat filled under document number 3247572.
2. A variance from Section 11-23-2 to allow a monument sign taller than 6' at 2775 Colonial Drive in a B-2 zoning district for a property with the legal description of Lot 3D-1A-1 of the Helena Mall Subdivision, located in Section 33, Township 10 North, Range 3 West, PMM, Lewis & Clark County, Montana, as shown on the Amended Plat filled under document number 3247572.
3. A variance from Section 11-23-10 to allow a second freestanding sign for the principal building at 2620 Shodair Drive in a B-2 zoning district for a property with the legal description of Lot 3D-1A-1 of the Helena Mall Subdivision, located in Section 33, Township 10 North, Range 3 West, PMM, Lewis & Clark County, Montana, as shown on the Amended Plat filled under document number 3247572.
4. A variance from Section 11-23-2 to allow a monument sign taller than 6' at 2620 Shodair Drive in a B-2 zoning district for a property with the legal description of Lot 3D-1A-1 of the Helena Mall Subdivision, located in Section 33, Township 10 North, Range 3 West, PMM, Lewis & Clark County, Montana, as shown on the Amended Plat filled under document number 3247572.
5. A variance from Section 11-23-10 to allow a second freestanding sign for the principal building at 2755 Colonial Drive in a B-2 zoning district for a property with the legal description of Lot 3D-1A-1 of the Helena Mall Subdivision, located in Section 33, Township 10 North, Range 3 West, PMM, Lewis & Clark County, Montana, as shown on the Amended Plat filled under document number 3247572.

The reason for these variances is to provide wayfinding through the Shodair Hospital campus. This property is located at 2755 Colonial Drive, 2775 Colonial Drive, and 2620 Shodair Drive.



**Item 7:**

1. A variance from Section 11-24-4 to allow a deviation from parking lot landscaping requirements for a property with a legal description 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 this variance is to remove trees along the front of the building from the submitted plans. This Property is located at 3196 Colonial Drive.

**Public Comment**

**Member Communications / Proposals for next Agenda**

**Announcements**

- **Next scheduled meeting is December 5, 2023.**

**Adjournment**