



CITY OF HELENA
Board of Adjustment
March 5, 2024 - 5:30 PM
Zoom Online Meeting; <https://zoom.us/j/95139091644>

Call to Order and Roll Call

Minutes

A. February 6, 2024

Regular Items

A. Public Hearing

Item 1:

1. A variance from Section 11-4-2 to decrease the side lot line setback from 6 feet to 1 foot for a property in a R-3 zoning district with the legal description of Lot 15 and the East half of Lot 16 in Block 533 of the Helena Townsite, Lewis and Clark County, Montana

And

2. A variance from Section 11-4-2 to decrease the rear lot line setback from 10 feet to 2 feet for a property in a R-3 zoning district with the legal description of Lot 15 and the East half of Lot 16 in Block 533 of the Helena Townsite, Lewis and Clark County, Montana

The reason for this variance is allow for replacement and expansion of a garage.
This Property is located at 517 E 6th Avenue.

Item 2:

1. A variance from Section 11-24-5 (A) to remove required screening for a tract in a commercial district that is adjacent to a residential district for a property in a B-2 zoning district with a legal description of Lot 5-A, Block 4 of the Sleeping Giant Addition to the City of Helena, County of Lewis and Clark, State of Montana as shown on the Amended Plat of said Sleeping Giant Addition on file and of record in the office of the Clerk and Recorder of Lewis and Clark County, Montana as Document No. 504523/A

The reason for this variance is to remove the screening requirement for a new apartment complex.

This property is located at the northwest corner of Alice St and Dorothy St.

Item 3:

1. A variance from Section 11-9-7 (A) (3) to decrease the minimum percentage of lot coverage from 50% to 35%, for a property with a legal description of Lots 1, 2, 3, 4, 5, and 6 of Block 53 of the Central Addition No. 3 to the City of Helena, Lewis and Clark County, Montana. TOGETHER WITH the east one-half of vacated and closed Jackson Street adjacent to Lot 1. (Being the same premises referenced in the Quit Claim Deed recorded on August 4, 2016, at Document No. 3293205, Book M51, Page 6955, in the Office of Lewis & Clark County Clerk and Recorder).

And



2. A variance from Section 11-9-7 (B) (1) to increase the maximum lot line setback from 0' to 10', for a property with a legal description of Lots 1, 2, 3, 4, 5, and 6 of Block 53 of the Central Addition No. 3 to the City of Helena, Lewis and Clark County, Montana. TOGETHER WITH the east one-half of vacated and closed Jackson Street adjacent to Lot 1. (Being the same premises referenced in the Quit Claim Deed recorded on August 4, 2016, at Document No. 3293205, Book M51, Page 6955, in the Office of Lewis & Clark County Clerk and Recorder).

The reason for the variances is to construct a hotel where public utilities are lined along E Lyndale Ave, and Memorial Dr, as well as accommodate visitors and the turning movements of emergency services.

This property is located at 40 E Lyndale Street.

Item 4:

1. A variance from Section 11-4-2 (B) (4) 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 in a R-3 zoning district with a legal description of the South 58 feet of Lot 4 in Block 1 of the WOOD ADDITION to the City of Helena, Lewis and Clark County, Montana. (Deed reference Book 257 of Deeds, Page 638)

The reason for this variance is to relocate a shed for use as a garage.

This property is located at 515 N Rodney St.

Public Comment

Member Communications / Proposals for next Agenda

Meetings of Interest / Announcements

- **Next scheduled meeting is April 2, 2024.**

Adjournment