



**CITY OF HELENA**  
**Board of Adjustment**  
**May 7, 2024 - 5:30 PM**  
**Zoom Online Meeting; <https://zoom.us/j/95139091644>**

**Call to Order and Roll Call**

**Minutes**

A. April 2, 2024

**Regular Items**

**A. Public Hearing**

**Item 1:**

A variance from Section 11-4-2 to decrease the minimum side lot line setback 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.

The reason for this variance is to expand an existing garage and shop.  
This property is located at 1400 Phoenix Avenue

**Item 2:**

1. A variance from Section 11-23-10 (A) to increase the maximum number of freestanding signs from one to two, for a property with a legal description of all of Lots One (1) to thirty-six (36), both inclusive, in Block Forty-eight (48) in Corbin Addition to the City of Helena, in the County of Lewis and Clark, State of Montana.
2. A variance from Section 11-23-10 (A) to increase the maximum height of a freestanding sign from to 8'-6", for a property with a legal description of all of Lots One (1) to thirty-six (36), both inclusive, in Block Forty-eight (48) in Corbin Addition to the City of Helena, in the County of Lewis and Clark, State of Montana.
3. A variance from Section 11-23-10 (A) to increase the maximum area of freestanding sign from 6 square feet to 40 square feet, for a property with a legal description of all of Lots One (1) to thirty-six (36), both inclusive, in Block Forty-eight (48) in Corbin Addition to the City of Helena, in the County of Lewis and Clark, State of Montana.
4. A variance from Section 11-23-10 (A) to increase the maximum height of a freestanding sign from 6' to 7'-2", for a property with a legal description of all of Lots One (1) to thirty-six (36), both inclusive, in Block Forty-eight (48) in Corbin Addition to the City of Helena, in the County of Lewis and Clark, State of Montana.
5. A variance from Section 11-23-10 (A) to increase the maximum area of freestanding sign from 6 square feet to 20 square feet, for a property with a legal description of all of Lots One (1) to thirty-six (36), both inclusive, in Block Forty-eight (48) in Corbin Addition to the City of Helena, in the County of Lewis and Clark, State of Montana.

The reason for this variance is to replace existing signage and bring existing signage into compliance.

This property is located at 400 South Oakes.



**Public Comment**

**Member Communications / Proposals for next Agenda**

**Meetings of Interest / Announcements**

- **Next scheduled meeting is June 4, 2024.**

**Adjournment**