



CITY OF HELENA
Board of Adjustment
September 3, 2024 - 5:30 PM
Zoom Online Meeting; <https://zoom.us/j/95139091644>

Call to Order and Roll Call

Minutes

A. July 2, 2024

Regular Items

A. Public Hearing

Item 1:

1. A variance from Section 11-9-7 (D) (5) (a) to increase the maximum area for wall signs from 120 sq ft per building to 165 sq ft for property with a legal description of: Lots 19, 20, 21, and 22 in Block 4 of Central Addition to the City of Helena, Lewis and Clark County, Montana, and Part of Lots 16, 17 and 18 in Block 4 of the Chessman and Davis Central Addition to the City of Helena, and a portion of Lot 3 of the Thompson Placer Mining Claim in Section 30, Township 10 North, Range 3 West, Lewis and Clark County, Montana, commencing at the NE corner of Lot 16 in Block 4 of the Chessman and Davis Central Addition to the City of Helena, Montana (which is the SW corner of the intersection of Main Street with Neill Avenue in the said City of Helena); thence N. 69°44'W., 219.5 feet along the south margin of said Neill Avenue to a point; thence S. 13°31'W., 84.95 feet to a point (the SW corner of lot 18 in Block 4, Chessman and Davis Addition); thence along the south margin of Lot 18, S. 72°46'E., 197.21 feet to a point on the west margin of said Main Street; thence along the west margin of Main Street, N. 30°25'E., 75.2 feet to the place of beginning. EXCEPTING THEREFROM that portion of land conveyed to the State of Montana, Department of Highways, as described on Bargain and Sale Deed recorded May 14, 1984 in M Book of Records Page 6620.
2. A variance from Section 11-9-7 (D) (5) (b) to allow internally illuminated wall signs in the Downtown Zoning District for property with a legal description of: Lots 19, 20, 21, and 22 in Block 4 of Central Addition to the City of Helena, Lewis and Clark County, Montana, and Part of Lots 16, 17 and 18 in Block 4 of the Chessman and Davis Central Addition to the City of Helena, and a portion of Lot 3 of the Thompson Placer Mining Claim in Section 30, Township 10 North, Range 3 West, Lewis and Clark County, Montana, commencing at the NE corner of Lot 16 in Block 4 of the Chessman and Davis Central Addition to the City of Helena, Montana (which is the SW corner of the intersection of Main Street with Neill Avenue in the said City of Helena); thence N. 69°44'W., 219.5 feet along the south margin of said Neill Avenue to a point; thence S. 13°31'W., 84.95 feet to a point (the SW corner of lot 18 in Block 4, Chessman and Davis Addition); thence along the south margin of Lot 18, S. 72°46'E., 197.21 feet to a point on the west margin of said Main Street; thence along the west margin of Main Street, N. 30°25'E., 75.2 feet to the place of beginning. EXCEPTING THEREFROM that portion of land conveyed to the State of Montana,



Department of Highways, as described on Bargain and Sale Deed recorded May 14, 1984 in M Book of Records Page 6620.

This variance is to increase the maximum area of wall signs and to allow for internally illuminated signs in the Downtown Zoning District.

This property is located at 27 Neill Avenue.

Item 2:

1. A variance from Section 11-4-2 to reduce side lot line setback from 8' to 4', for a property with a legal description of the North 52 feet of lot 2, in Block 1 of Helena Townsite, Lewis and Clark County, Montana, also shown on Certificate of Survey filed under Document Number 268370.

This variance is to allow for the construction of a new deck within the footprint of the existing deck.

This property is located at 496 W. Main St.

Item 3:

1. A variance from Section 11-4-2 to decrease the minimum side lot line setback from 6' to 2', for property with a legal description of The south 1/2 of Lots 1 and 2 in Block 102 of the NORTHERN PACIFIC SECOND ADDITION, as shown on Certificate of Survey filed under Document Number 262971, records of Lewis and Clark County, Montana.
2. A variance from Section 11-4-2 to decrease the minimum rear lot line setback from 10' to 2', for property with a legal description of The south 1/2 of Lots 1 and 2 in Block 102 of the NORTHERN PACIFIC SECOND ADDITION, as shown on Certificate of Survey filed under Document Number 262971, records of Lewis and Clark County, Montana.

This variance is to reduce the setbacks to build a new garage.

This property is located at 1115 Washington Street.

Item 4:

1. A variance from Section 11-22-3 (A) to decrease the minimum number of onsite parking spaces from 4 to 2 for property with a legal description of lot 6 in Block 546 of the ORIGINAL HELENA TOWNSITE, according to the official map or plat on file and of record in the office of the County Clerk and Recorder of Lewis and Clark County, Montana, and Lot 7A in Block 546 of the Amended Plat of Lots 7 and 8 in block 546 of the Helena Townsite, Lewis and Clark County, Montana, as shown on Plat filed under Document Number 3158253.

This variance is to reduce the minimum number of off-street parking spaces to allow for the relocation of lot lines and the creation of a new lot 6A.

This property is located at 501 Hillsdale Street.



Public Comment

Member Communications / Proposals for next Agenda

Meetings of Interest / Announcements

- **Next scheduled meeting is August 6, 2024.**

Adjournment