



Michael Alvarez, Planner II
Community Development Department
316 North Park Avenue, Rm. 445
Helena, MT 59623

: Phone: 406-447-8459
: Fax: 406-447-8460
: Email: malvarez@helenamt.gov

helenamt.gov

DATE: January 21, 2022

STAFF REPORT

TO: Helena Board of Adjustment

FROM: Michael Alvarez, City Planner II

SUBJECT: Consideration of:

- **A variance from Section 11-4-2 to decrease the allowable minimum front setback from 10 ft to 6 ft for a property with a legal description of Lots 17, 18, 19 and 20 in Block 113 of the Collins and Neill Subdivision of the Cannon Addition to the City of Helena, Lewis and Clark County, Montana.**

The reason for the variance is to build a garage connected to the existing curb cut on Allison St. The home does not currently have a garage.

OVERVIEW

GENERAL INFORMATION

DATE OF APPLICATION: Complete application received January 07, 2022

PUBLIC HEARING DATE: Board of Adjustment - 5:30 p.m., Tuesday, February 01, 2021

APPLICANT/ PROPERTY OWNER: Nola J Syness

MAILING ADDRESS: 1300 Le Grande Cannon Blvd, Helena, MT 59601

CONTACT NUMBER: 406 439-7471

EMAIL ADDRESS: mtnlabs.nola@gmail.com

PROPERTY ADDRESS: 1300 Le Grande Cannon Blvd, Helena, Montana 59601

LEGAL DESCRIPTION: Lots 17, 18, 19 and 20 in Block 113 of the Collins and Neill Subdivision of the Cannon Addition to the City of Helena, Lewis and Clark County, Montana.

GENERAL LOCATION: The property is generally located at the northwest corner of Le Grande Cannon Blvd and Allison St.

PRESENT LAND USE: Single dwelling-unit.

ADJACENT LAND USE: The surrounding land use is generally zoned R-1 (Residential).

PRESENT ZONING: R-1

VARIANCE PROPOSAL:

Consideration of a variance from Section 11-4-2 to decrease the allowable minimum front setback from 10 ft to 6 ft for a property with a legal description of Lots 17, 18, 19 and 20 in Block 113 of the Collins and

Neill Subdivision of the Cannon Addition to the City of Helena, Lewis and Clark County, Montana. The reason for the variance is to build a garage connected to the existing curb cut on Allison St. The home does not currently have a garage.

History of Building Permits:

- Re-roof: 12/2016
- Re-roof: 09/1982
- Build permit (house): 03/1967

ZONING EVALUATION for the property legally addressed as 1300 Le Grand Cannon Blvd, Helena, MT.

ZONING REQUIREMENT	R-1 ZONING REGULATIONS	PRESENT CONDITION	PROPOSAL	VARIANCE REQUIRED
City Code: 11-4-2 Front lot line setback	10' min	>10'	6'	Yes

BOARD OF ADJUSTMENT VARIANCE CRITERIA

Section 11-5-5 of the Helena Zoning Ordinance includes certain criteria that must be reviewed as part of the variance procedure.

To approve a requested variance for a new building or portion thereof, the board of adjustment shall consider the following standards and find as follows:

1. *The variance will not create a significant risk to the public health, safety, or general welfare;*
2. *The variance will not significantly reduce or impair the peaceful use of existing property or improvements in the vicinity and the zoning district in which the subject property is located; and*
3. *Strict compliance with the provisions of this title would create unnecessary hardship or practical difficulty.*

In evaluating the standards above, the board of adjustment may consider the following factors:

1. *Special conditions and circumstances that are unique to the applicant’s site, including the size of the property, unusual or extreme topography, or unusual shape of the property.*
2. *The height, location, or dimensions of existing structures located on the site or in the vicinity of the site.*
3. *Whether there is a prevalence of nonconformities in the vicinity of the site that are similar to the variance requested.*
4. *The subsequent imposition of zoning restrictions creating nonconforming lots or parcels, and governmental actions beyond the applicant’s control.*
5. *Whether a literal interpretation of the provisions of this Title would deprive the property owner of rights commonly enjoyed by other properties similarly situated in the same district under the terms of this Title.*
6. *The extent to which the hardship or difficulty results from the actions of the applicant.*
7. *Whether granting the variance requested will confer an unreasonable special privilege to the subject property that is not available to other properties similarly located in the same zoning district.*

PUBLIC COMMENT:

As of Friday, January 21, 2022, no public comments have been received.

City Attorney’s Office:

It is the recommendation of the City Attorney’s Office, that staff does not make a recommendation to approve or deny a variance.

CONCLUSION

Montana law states the Board of Adjustment has authority to consider “...upon appeal in specific cases such variance from the terms of the ordinance as will not be contrary to the public interest, where, owing to special conditions, a literal enforcement of the provisions of the ordinance will result in unnecessary hardship and so that the spirit of the ordinance shall be observed and substantial justice done.” (76-2-323

MCA)

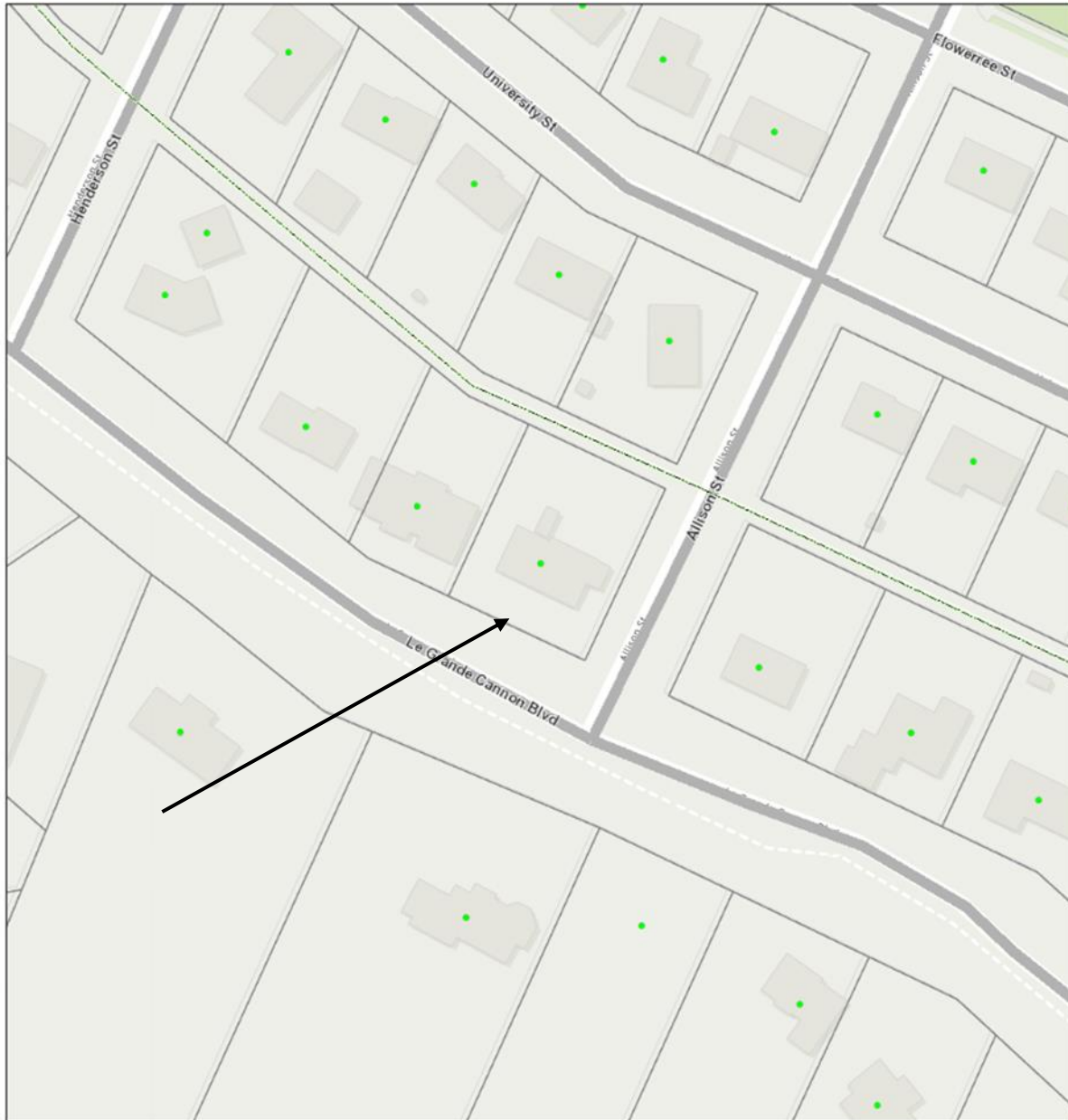
Motion:

Move to Approve or Deny a variance from Section 11-4-2 to decrease the allowable minimum front setback from 10 ft to 6 ft for a property with a legal description of Lots 17, 18, 19 and 20 in Block 113 of the Collins and Neill Subdivision of the Cannon Addition to the City of Helena, Lewis and Clark County, Montana.

If the Board of Adjustment approves the requested variance, the following condition is recommended:

Building Permit: A building permit must be obtained within one (1) year.

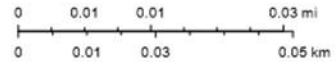
1300 Le Grande Cannon Blvd



1/12/2022, 3:29:05 PM

1:1,128

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|------------------|----------------------|---------------------------|
| —+— Railroads | — Montana Hwy | ● Residential Mult-Family |
| Roadways (Zoom) | — Secondary Hwy | ● School |
| — Driveway | Addresses | □ Parcel Boundaries |
| — Alley | ● Residential | □ Helena City Limits |
| Highways | ● Commercial | □ County Boundary |
| — Interstate Hwy | ● Public | □ East Helena City Limit |
| — US Hwy | ● Miscellaneous | □ Lakes |
| | ● Private Non-Profit | — Streams |



Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geolastfelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community, Lewis and Clark County/City of Helena GIS Services. The data contained on

REQUEST FOR REVIEW AND COMMENT Please Reply By:

Jan 21, 2022

Public Hearings:

Board of Adjustments: Feb 01, 2022

TO: HCC Coordinator & Chair

HCC District: 1

FROM: Michael Alvarez, City Planning

DATE: January 12, 2022

PROPOSAL: A variance from Section 11-4-2 to decrease the allowable minimum front setback from 10 ft to 6 ft for a property with a legal description of Lots 17, 18, 19 and 20 in Block 113 of the Collins and Neill Subdivision of the Cannon Addition to the City of Helena, Lewis and Clark County, Montana.

The reason for the variance is to build a garage connected to the existing curb cut on Allison St. The home does not currently have a garage.

ADDRESS: 1300 Le Grande Cannon Blvd, located in an R-2 (Residential) zoning district.

GENERALLY LOCATED: The property is generally located on the northwest corner of Le Grand Cannon Blvd and Allison St.

PLEASE REVIEW THE ATTACHED INFORMATION AND RETURN YOUR COMMENTS.
(Attach additional correspondence or information if desired)

No comment

Comments as follows:

_____ Signature/Date



Community Development Department

Planning Division
316 N. Park
Helena, MT 59623
Telephone: 447-8459
E-mail: malvarez@helenamt.gov

January 12, 2022

TO: Steve Rock, Northwestern Energy, P.O. Box 5329, Helena, MT 59604
Brent Bushnell, Century Link Communications, 1021 Chestnut, Helena, MT 59601
Gary Flathers, Charter Communications, 951 W Custer Avenue, Helena, MT 59602
Mike Tierney, SIAP Planner, Montana Dept. of Transportation, PO Box 201001, Helena MT 59620-1001

FROM: Michael Alvarez, City Planning

REQUEST FOR REVIEW AND COMMENTS

Public Hearings: Board of Adjustments: Feb 01, 2022

PROPOSAL: A variance from Section 11-4-2 to decrease the allowable minimum front setback from 10 ft to 6 ft for a property with a legal description of Lots 17, 18, 19 and 20 in Block 113 of the Collins and Neill Subdivision of the Cannon Addition to the City of Helena, Lewis and Clark County, Montana.

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PLEASE REVIEW THE ATTACHED INFORMATION AND RETURN YOUR COMMENTS.
(Attach additional correspondence or information if desired)

PLEASE REVIEW THE ATTACHED INFORMATION, AND RETURN YOUR COMMENTS BY **October 22, 2021** (Attach additional information if desired) / / **No comment** / / **Comments as follows:**

Signature/Date



Community Development Department
Planning Division
316 N. Park
Helena, MT 59623
Telephone: 447-8459 Fax: 447-8460
E-mail: malvarez@helenamt.gov

January 12, 2022

TO WHOM IT MAY CONCERN: A land use change is being proposed in your area. Please review the enclosed description, and vicinity map. You may respond to the proposal at the public hearing or submit written comments prior to the November 02, 2021 Board of Adjustments public hearing to the City Planning Division, 316 North Park, Helena MT 59623. For written comments to be distributed to the Board of Adjustments with the staff report, they must be submitted to the City by **Jan 21, 2022**.

The Helena Board of Adjustments will hold a public hearing on the variance request on Tuesday, Feb 01, 2022 at 5:30 p. m. via a Zoom at <https://zoom.us/j/95139091644>, Meeting ID: 951 3909 1644. Dial in at (346) 248-7799 or find your local Zoom phone number by going to <https://zoom.us/j/95139091644>. Interested parties are encouraged to attend this meeting. We may not be able to reach all who may be interested in this application, and we encourage you to talk to your neighbors about this proposal.

PROPOSAL: A variance from Section 11-4-2 to decrease the allowable minimum front setback from 10 ft to 6 ft for a property with a legal description of Lots 17, 18, 19 and 20 in Block 113 of the Collins and Neill Subdivision of the Cannon Addition to the City of Helena, Lewis and Clark County, Montana.

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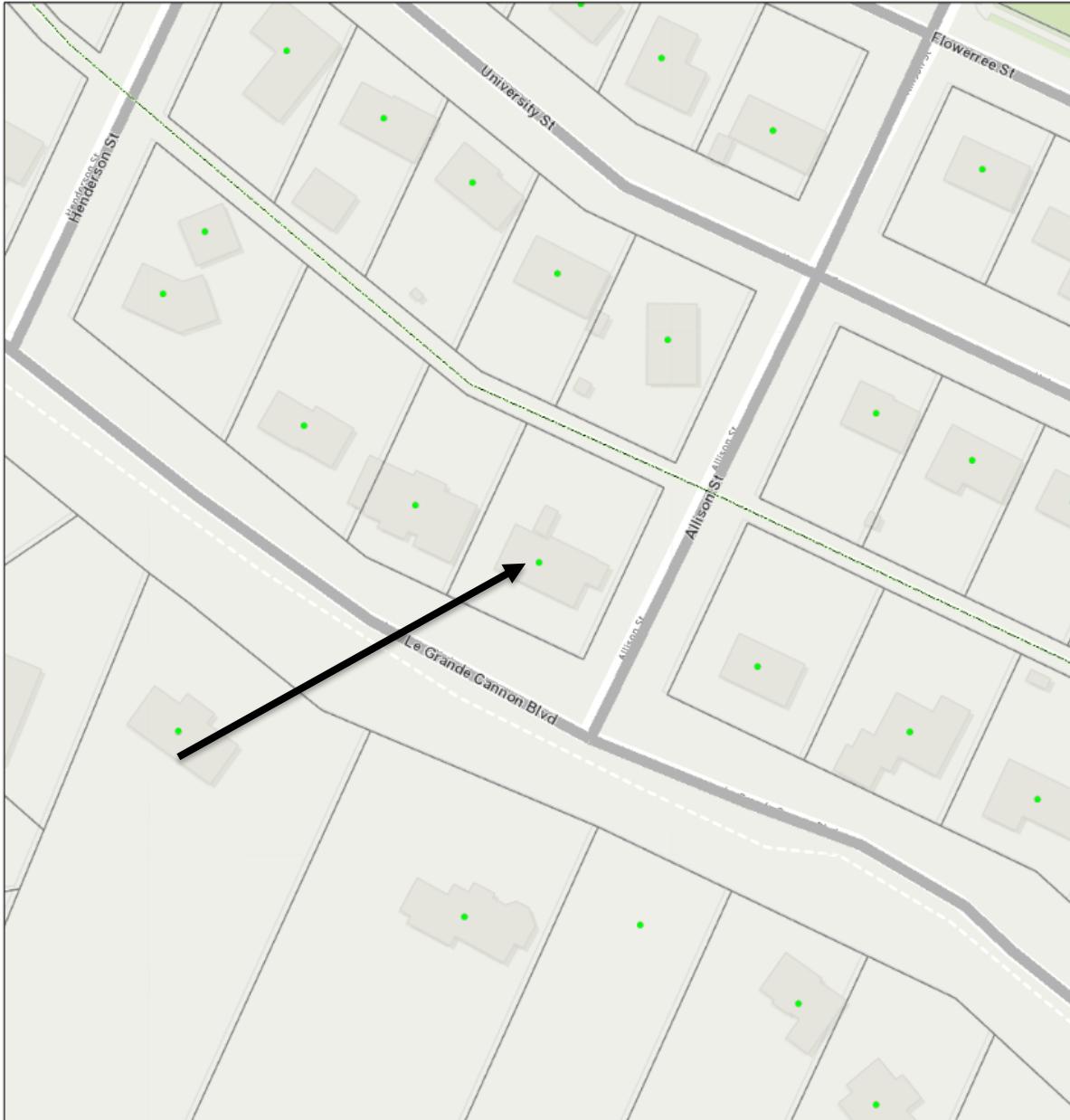
PLEASE REVIEW THE ATTACHED INFORMATION AND RETURN YOUR COMMENTS.
(Attach additional correspondence or information if desired)

If you have questions concerning the proposed change, please contact the City Planning Division of the Community Development Department at 447-8459.

Sincerely,

Michael Alvarez, Planner II

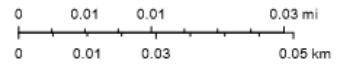
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| — US Hwy | ● Miscellaneous | □ Lakes |
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1:1,128



Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastfrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community, Lewis and Clark County/City of Helena GIS Services, The data contained on



City of Helena
BOARD OF ADJUSTMENT
APPLICATION FOR VARIANCE
 Community Development Department
 Phone (406) 447-8490 Fax (406) 447-8460
citycommunitydevelopment@helenamt.gov

- 1) APPLICATION FOR VARIANCE MUST USE THIS FORM.
- 2) AN APPLICATION FEE OF \$125.00 MUST BE PAID TO THE COMMUNITY DEVELOPMENT DEPARTMENT BEFORE THE CITY WILL PROCESS THE APPLICATION.
- 3) THE MOST RECENT DEED FOR IMPACTED PROPERTY MUST BE INCLUDED.

CITY STAFF RESERVE THE RIGHT TO RETURN MATERIALS THAT ARE DEEMED INCOMPLETE OR LACK SUFFICIENT SUPPORTING DOCUMENTATION. THIS MAY ALSO DELAY THE SCHEDULING TO PRESENT A VARIANCE REQUEST.

(Part A) PLEASE PROVIDE THE INFORMATION REQUESTED BELOW.

1. 1 copy of a scaled site plan and supporting data/documents. The site plan must clearly show the existing standard and the proposed variance to the standard.

2. APPLICANT/REPRESENTATIVE:

Name: Nola J Synness Cell Phone Number: 406/439-7471
 Address: 1300 Le Grande Cannon Blvd Other Phone Number: _____
 Email: nolajlabs.nola@gmail.com

3. PROPERTY OWNER (If different from applicant):

Name: _____ Cell Phone Number: _____
 Address: _____ Other Phone Number: _____
 Email: _____

4. ADDRESS OF PROPERTY:

1300 Le Grande Cannon Blvd.

5. LEGAL DESCRIPTION OF PROPERTY (Block & Lots, Subdivision/Addition):

Lots 17, 18, 19 & 20 in block 113 of the Collins and Neill subdivision
of the Cannon Addition to the City of Helena,
Lewis & Clark city MT

6. LOT OR PARCEL SIZE (Square feet):

12,500

7. CURRENT AND PROPOSED USE OF STRUCTURE OR PROPERTY:

single ~~det~~ dwelling unit

8. ZONING DISTRICT: (Select District)

R-1



**City of Helena
BOARD OF ADJUSTMENT
APPLICATION FOR VARIANCE**

(Part B) INDICATE WHICH VARIANCE(S) IS (ARE) BEING REQUESTED AND THE EXTENT OF THE VARIANCE.

EXAMPLE: [X] Reduce Front Lot Line Setback: *From the required 10 feet to 3 feet.*

Dimensional Criteria:

- Reduce front lot line setback: from 10' to 6' on Le Grande Cannon Blvd
- Front lot line setback #2 (corner lot): _____
- Reduce garage entrance setback: _____
- Reduce side lot line setback: _____
- Reduce rear lot line setback: _____
- Exceed building height limitation: _____

Lot Coverage/Area Criteria:

- Lot coverage percentage: _____
- Front porch lot coverage percentage: _____
- Lot area per dwelling unit: _____

Landscaping Criteria:

- Reduce or eliminate landscaping area: _____
- Reduce or eliminate screening area: _____

Parking Criteria:

- Exceed the maximum parking spaces allowed: _____
- Reduce the amount of required on-site parking spaces: _____
- Reduce or eliminate loading berths: _____
- Reduce or eliminate required bicycle spaces: _____

Sign Criteria:

- Sign area (square footage): _____
- Sign height: _____
- Sign location: _____
- Number of signs: _____



**City of Helena
BOARD OF ADJUSTMENT
APPLICATION FOR VARIANCE**

(Part C) BOARD OF ADJUSTMENTS VARIANCE REVIEW CRITERIA. To approve a requested variance for a new building or portion thereof, the Board of Adjustment shall consider the following standards in section 11-5-5 of the Helena City Code and find as follows:

1. The variance will not create a significant risk to the public health, safety, or general welfare;
2. The variance will not significantly reduce or impair the peaceful use of existing property or improvements in the vicinity and the zoning district in which the subject property is located; and
3. Excluding monetary hardship, strict compliance with the provisions of this title would create unnecessary hardship or practical difficulty.

It is the applicant's burden of proof to show that a variance should be granted. As part of your application, you are required to provide information for each of the following factors including all alternatives considered. Failure to provide adequate responses or requested documentation may result in a returned application.

1. Are there special conditions and circumstances that are unique to the applicant's site, including the size of the property, unusual or extreme topography, or unusual shape of the property? If so, state the specific factors and provide supporting documentation. For example, if the variance request is due to an abnormal lot configuration, provide a survey of the lot that specifically demonstrates the issue.

There is 29' from the existing dwelling to the bottom of a steep hill that rises to Le Grande Cannon Blvd. The building site is flat.

2. How is the proposed variance compatible with the other structures located on the site or in the vicinity of the site? Provide a site plan that accurately and to scale represents the height, location, and dimensions of existing structures.

Neighbors two houses to the east have their dwelling built up to the property line.

3. Describe whether there is a prevalence of nonconformities in the vicinity of the applicant's site that are similar to the variance requested. If so, what are those nonconformities and provide supporting documentation.

Neighbors two houses to the east have their dwelling built on the property line.

4. Is the need for a variance request a result of government action? For example, the front yard setbacks were increased after construction of the structure, there fore creating the non-conformity. Explain.

No

5. Would a literal interpretation of the provisions in this title deprive the property owner of rights commonly enjoyed by other similar properties in the same zoning district? For example, would the denial of the variance deny the property owner the right to safe placement of a garage where garages are typical. If so, explain.

This garage is the best placement for the property and is similar to the garage built 2 doors to the east.



**City of Helena
BOARD OF ADJUSTMENT
APPLICATION FOR VARIANCE**

(Part C Continued...)

6. Explain the extent of the circumstances that are creating hardship or difficulty in compliance with the City Code and list alternatives and options considered by the applicant. Provide supporting documentation.

The garage would be too narrow to comfortably maneuver a standard size vehicle into it.

7. Describe whether or not granting the variance requested will confer an unreasonable special privilege to the subject property that is not available to other similar properties located in the same zoning district and provide supporting documentation.

It will not.

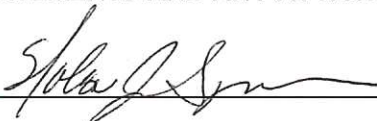
8. Do you think a rebuttable presumption, as identified in City Code Section 11-5-5(E), should apply to your property, yes or no? For example, do you have an existing non-conforming structure that you wish to rebuild in the same location? If yes, show the original footprint of the building. Provide documentation that proves the existence of the prior nonconformity. Document that the nonconformity can be in compliance with building and fire codes.

No

9. Provide any additional information you would like the Board to consider.

IT IS THE POLICY OF THE CITY OF HELENA'S BOARD OF ADJUSTMENT TO NOT ACT ON A PROPOSAL IF THE APPLICANT/PROPERTY OWNER OR REPRESENTATIVE IS NOT PRESENT AT THE BOARD OF ADJUSTMENTS HEARING. CITY STAFF REPRESENT THE CITY AND CANNOT ANSWER QUESTIONS ON BEHALF OF THE APPLICANT AT THE BOARD OF ADJUSTMENT HEARINGS.

I HEREBY CERTIFY THE ABOVE STATEMENTS AND ANY ATTACHED INFORMATION ARE TRUE AND CORRECT.

APPLICANT'S SIGNATURE:  DATE: 1/7/22

PROPERTY OWNER'S SIGNATURE: _____ DATE: _____
(Property owner must sign application if different than the applicant)

Michael Alvarez

From: Nola Synness <mtnlabs.nola@gmail.com>
Sent: Wednesday, January 12, 2022 11:55 AM
To: Michael Alvarez
Subject: SYNNESS Pictures and Answer to #9
Attachments: 20220110-130202.jpg; 20220110-130622.jpg; 20220110-130817.jpg;
20220110-130959.jpg; 20220110-131118.jpg; 20220110-131143.jpg

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Answer # 9:

I am adding the attached garbage for two reasons.

- 1) Being retired and in my later sixties, I want to make my house comfortably livable as I age.
- 2) The garage will update the house and bring it up to the standards of my lovely neighborhood .

I am requesting the variance to allow enough room in the garage for not only my vehicle but items I now leave outside due to a lack of storage space.

Pictures: The yellow house is mine. One is taken from Le Grande and the other two from Allison St. All the neighborhood house pictures are taken from Le Grande Cannon Blvd. The addresses are 1110, 1130 & 1222. All within two blocks of my house.

Let me know if you would like more pictures and/or more info to the #9 question.

Thanks, Nola



City of Helena
LAND USE
Application Form

DATE RECEIVED:
RECEIVED

JAN 07 2021

City Comm. Dev. Dept.

**Please provide all of the information requested in the Application Instructions.
AN INCOMPLETE APPLICATION MAY DELAY REVIEW OF YOUR REQUEST.**

1.)

APPLICANT:

2. PROPERTY OWNER (if different from applicant):

Name: Nola J Synness

Name: _____

Address: 1300 Le Grande Cannon Blvd

Address: _____

Primary Phone: 406/439-7471

Primary Phone: _____

Secondary Phone: _____

Secondary Phone: _____

Email address: mtnlabs.nola@gmail.com

Email address: _____

Authorized Representative _____

(The representative is authorized to represent the property owner and to receive all correspondence)

3.)

LEGAL DESCRIPTION (submit a deed and recent copy of the plat to verify description):

Subdivision/Blocks/Lots and COS number: Lots 17, 18, 19 and 20 in Block 113 of the Collins and Neill subdivision of the Cannon Addition to the City of Helena, Lewis & Clark city, MT

Section, Township, and Range: _____

4.)

ADDRESS OF PROPERTY:

1300 Le Grande Cannon Blvd

5. **CURRENT ZONING:** B-1

6. **GEOCODE:** 05188725208070000

Please indicate the type of land use/land use change you are requesting and submit this form with your application:

- Pre-Zone Annexation
- Conditional Use Permit Variance from Zoning Regulations Zone Change
- Major Subdivision Preliminary Plat Minor Subdivision Preliminary Plat Final Plat Amended Plat

**IT IS THE POLICY OF THE CITY COMMISSION NOT TO ACT ON A PROPOSAL IF THE APPLICANT/
APPLICANT'S REPRESENTATIVE IS NOT PRESENT AT THE COMMISSION MEETING. City Planning
Staff represents the City; staff cannot answer questions for the applicant.**

The taxes and assessments on the applicant's property, which is the subject of the proposed action, must be paid or payment of said taxes and assessments must be made a condition of final approval of said action by the city commission, with the taxes and assessments to be paid within fourteen (14) days after final passage. In the event the taxes and assessments are not paid, the proposal will be brought back before the city commission at the next regularly scheduled meeting for reconsideration.

I HEREBY CERTIFY AND ACKNOWLEDGE THE ABOVE STATEMENTS AND ANY ATTACHED INFORMATION ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

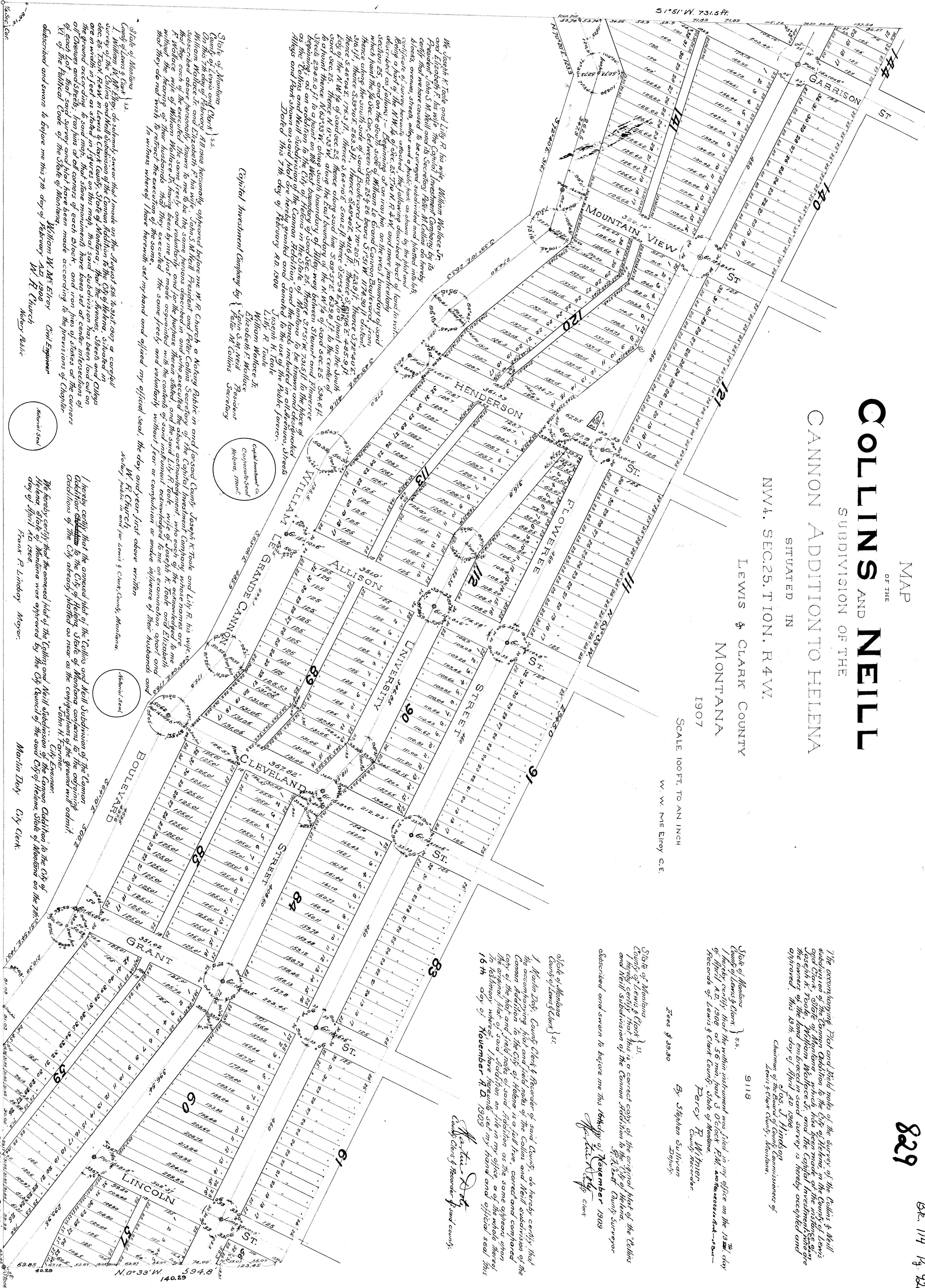
SIGNED:  Date: 1/7/22
Applicant

Property Owner: _____ Date: _____
(If different from applicant)

MAP OF THE COLLINS AND NEILL SUBDIVISION OF THE CANNON ADDITION TO HELENA SITUATED IN LEWIS & CLARK COUNTY MONTANA 1907

NW 1/4, SEC. 25, T10N, R4W.

SCALE 100 FT. TO AN INCH
W. W. ME ELOY, C.E.



The accompanying Plat and field notes of the survey of the Collins & Neill subdivision of the Cannon Addition to the City of Helena, in the County of Lewis & Clark, State of Montana, which has been made by the undersigned, Joseph K. Toole, William Wallace Jr., and the Capital Investment Company, are hereby accepted and approved. This 13th day of April, A.D. 1908.

J. H. HINDSON
Chairman of the Board of County Commissioners of Lewis & Clark County, Montana.

State of Montana }
County of Lewis & Clark } s.s.
I hereby certify that the within instrument was filed in my office on the 13th day of April, A.D. 1908, at 5:50 pm, hour 3 O'clock P.M. and the same is a true and correct copy of the original of said instrument, as shown to me by the undersigned, Percy H. Wither, County Recorder.

Percy H. Wither
County Recorder

Fees \$ 33.30
By Stephen Sullivan
Deputy

State of Montana }
County of Lewis & Clark } s.s.
I hereby certify that this is a correct copy of the original plat of the Collins and Neill subdivision of the Cannon Addition to the City of Helena, as shown to me by the undersigned, Joseph K. Toole, William Wallace Jr., and the Capital Investment Company, are hereby accepted and approved. This 16th day of November, A.D. 1907.

Joseph K. Toole
Capital Investment Company

State of Montana }
County of Lewis & Clark } s.s.
I, Martin Dohy, County Clerk & Recorder of said County, do hereby certify that the accompanying plat and field notes of the Collins and Neill subdivision of the Cannon Addition to the City of Helena is a full, true, correct and complete copy of the plat and field notes of said subdivision as the same appears upon the original plat of said subdivision on file in my office as of the whole thereof in testimony whereof, I have hereunto set my hand and official seal this 16th day of November, A.D. 1907.

Martin Dohy
County Clerk & Recorder of said County.

State of Montana }
County of Lewis & Clark } s.s.
On this 7th day of February, A.D. 1908, personally appeared before me W. R. Church a Notary Public in and for said County, Joseph K. Toole and Lily R. his wife, Elizabeth F. his wife, William Wallace Jr., President of the Capital Investment Company by its President John S. McNeil and its Secretary Peter M. Collins do hereby declare that they have caused to be surveyed, subdivided and platted into lots, blocks, streets, avenues, alleys and public parks, as shown by the field and office notes of survey herewith attached, the following described tract of land to-wit:

Beginning at a point on the N.W. 1/4 of Sec. 25, T10N, R4W, and more particularly described as follows: - Beginning at a point on the west boundary of said section 25, and on the south side of William Le Grand Cannon Boulevard, from thence along the south side of said boulevard by 70.20 E. 23.91 ft. thence S 72° 40' E. 310.4 ft. thence S 33° 00' E. 263.3 ft. thence S 85° 40' E. 410.6 ft. thence S 72° 40' E. 485.9 ft. thence S 46° 04' E. 176.3 ft. thence S 64° 10' E. 304.6 ft. thence S 57° 54' E. 610.0 ft. on the south side of the N.W. 1/4 of said sec. 25, thence along said line S 69° 37' E. 639.8 ft. to the center of a point hence N 63° 33' W. along the east boundary of the N.W. 1/4 of said sec. 25, 524.6 ft. to a point on the West boundary of said sec. 25, hence S 75° 15' W. 234.5 ft. to the place of beginning; as an addition to the City of Helena in the State of Montana to be known and designated as the "Collins and Neill subdivision of the Cannon Addition to the City of Helena, State of Montana" and the lands included in said subdivision, streets, alleys and public parks are hereby granted and donated to the use of the public forever.

Dated this 7th day of February, A.D. 1908

Joseph K. Toole
Lily R. Toole
William Wallace Jr.
Elizabeth F. Wallace
John S. McNeil
Peter M. Collins
President
Secretary

State of Montana }
County of Lewis & Clark } s.s.
On this 7th day of February, A.D. 1908, personally appeared before me W. R. Church a Notary Public in and for said County, Joseph K. Toole and Lily R. his wife, Elizabeth F. his wife, William Wallace Jr., President of the Capital Investment Company whose names are subscribed above, personally known to me by the undersigned, and for the purpose herein stated, and the said Lily R. Toole, wife of Joseph K. Toole and Elizabeth F. Wallace, wife of William Wallace Jr. having been by me first made acquainted with the contents of said instrument acknowledged to me on examination apart and without the hearing of their husbands that they executed the same freely and voluntarily without fear or compulsion or undue influence of their husbands and that they do not wish to retract the execution of the same.

In witness whereof, I have hereunto set my hand and official seal, this day and year first above written.

W. R. Church
Notary Public in and for Lewis & Clark County, Montana.

State of Montana }
County of Lewis & Clark } s.s.
I hereby certify that the annexed plat of the Collins and Neill subdivision of the Cannon Addition to the City of Helena, State of Montana, compares to the copy on file in the office of the City Clerk, Helena, Montana, as shown to me by the undersigned, John H. Fenner, City Engineer.

John H. Fenner
City Engineer

State of Montana }
County of Lewis & Clark } s.s.
I hereby certify that the annexed plat of the Collins and Neill subdivision of the Cannon Addition to the City of Helena, State of Montana, was approved by the City Council of the said City of Helena on the 7th day of April, A.D. 1908.

Frank P. Lindsey Mayor
Martin Dohy City Clerk

829

Recd. 2-16-78
Bl. 114 P. 820

111688

First Montana Land Title Company
400 North Park Avenue, Ste 100
Helena, MT 59601

After Recording Return to:
First Montana Land Title Company
400 North Park Avenue, Ste 100
Helena, MT 59601

WARRANTY DEED

For Value Received:

James A. Quinn

the grantor(s) do(es) hereby grant, bargain, sell and convey unto

Nola Synness

The grantees the following described premises, in Lewis and Clark County, Montana, to-wit:

Lots 17, 18, 19 and 20 in Block 113 of the COLLINS AND NEILL SUBDIVISION of the Cannon Addition to the City of Helena, Lewis and Clark County, Montana.

TO HAVE AND TO HOLD the same premises, with the appurtenances unto said Grantee(s) his/her/their heirs and assigns forever. And the said Grantor(s) do(es) hereby covenant to and with the Grantee(s), that he/she/they are/is the owner(s) in fee simple of said premises; that is free from all encumbrances SUBJECT to all legal taxes and assessments levied with respect to said premises and that he/she/they will warrant and defend the same from all lawful claims whatsoever.

Dated: 12-23-2019

James A. Quinn
James A. Quinn

STATE OF Montana

COUNTY OF Lewis & Clark

I, a Notary Public of the County and State first above written, do hereby certify that

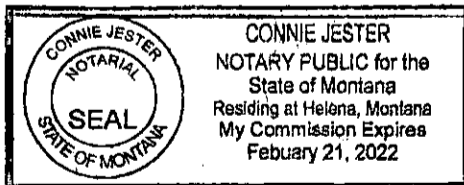
James A. Quinn personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

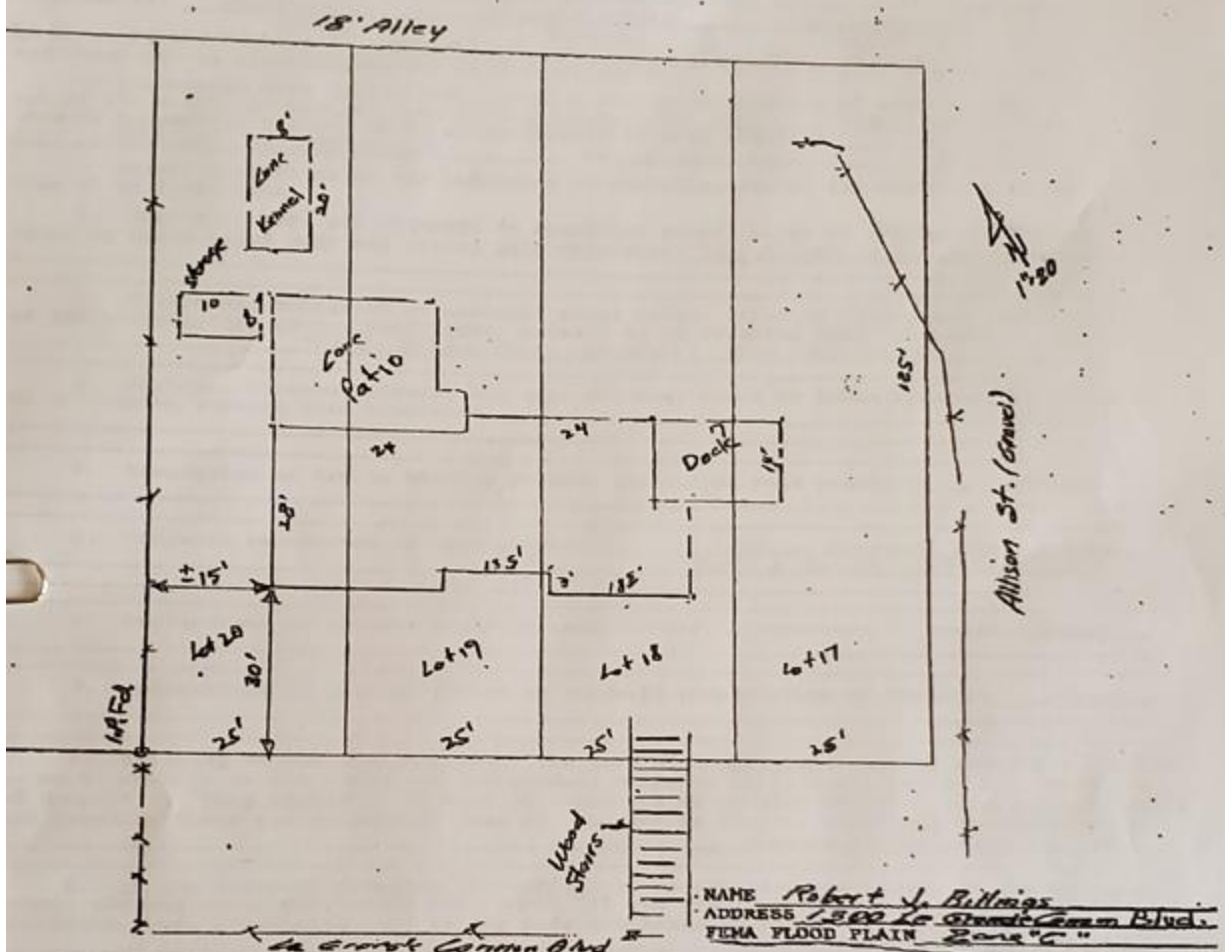
Witness my hand and official seal, this day December 23, 2019.

Connie Jester
Notary Public

My Commission Expires:

(SEAL)





NAME Robert J. Billings
 ADDRESS 1300 La Grange Common Blvd.
 FEMA FLOOD PLAIN Zone "C"

STATE OF MONTANA)
 County of Lewis & Clark)^{ss} SURVEYOR'S CERTIFICATE

This is to certify that on the 26 day of August, 1991
 I surveyed the following building location:

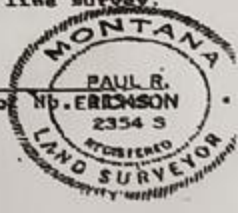
Lots 17, 18, 19, 20; Block 113, Collins - Neill Subdivision

I further certify that none of the buildings on the above described property encroach upon adjoining properties and that no buildings of adjoining properties encroach upon the above described property except as may be noted on the above plat.

This inspection was done to the degree of accuracy necessary to determine any building encroachments and is not intended to be an extensive property line survey.

Dated this 30 day of August, 1991.

Paul R. Erickson
 Montana Registered Land Surveyor



SURVEYOR'S REPORT

TO WHOM IT MAY CONCERN:

THIS IS TO CERTIFY, that I have made an accurate survey of the premises situated at: HIGHWAY LEWIS & CLARK MONTANA (City) (County) (State) known as Street Numbers 1300 Le Grands Canyon Blvd. and shown on the accompanying map or plat of survey.

In connection with such survey I made a careful inspection of said premises and of the buildings located thereon on August 26, 1991, and at time of inspection I found to be in possession of said premises Robert L. Billing as purchaser.

I further certify as to the existence or non-existence of the following at time of my inspection:

1. Rights of way, old highways or abandoned roads, lanes or driveways, ditches, sewer or water pipes over and across said premises: City Water & Sewer Co

2. Telephone, telegraph or electric power poles, wires or lines, and pipes of every character, or railroad lines, located on or crossing said premises: TEL, Elec Pow, N-Gas, TV Service

3. Springs, streams, rivers, drainage ditches, ponds or lakes located, above or running through said premises: N

4. Cemeteries or family burying grounds located on said premises: /

5. Disputed boundaries or encroachments: None except EDOE SOUTH PART ON 6

6. Indications of present building construction, alterations or repairs: /

7. Indications of present street or sidewalk construction or repairs: /

8. Building or possession lines. (In case of commercial property specify as to whether or not walls are independent walls or party walls and to all of support or "beam rights". In case of residences or country property report how boundary lines are evidenced, that is, whether by fences, plantings or other Survey Cassel Co)

9. If the surveyed premises are subject to restrictive covenants, do the same, use and occupancy comply with such? (If the premises are subject to restrictive covenants, have a verbatim copy of the same made available to you): Yes, except 7

This inspection was done to the degree of accuracy necessary to determine building encroachments and is not intended to be an extensive property line survey.

Paul R. Erickson
PAUL R. ERICKSON, Montana Register
Surveyor No. 23545



1300 Le Grande Cannon Boulevard

CITY OF HELENA

Building Division

447-8437 or 447-8438

REFER TO RECORD CARD
FOR REQUIRED INSPECTIONS

NOTE: Plans and specs shall not be changed, modified or altered without authorization from The City of Building Division.

This permit shall be null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work has commenced.

The holder of this permit will be required to comply with all applicable provisions of the building code and city ordinances in effect even if the necessity for compliance is discovered after issuance of the permit.

APPROVED

City of Helena Building Division

Approval of this document does not authorize the violation of any state, county, or city law or regulation.

Permit Number: BRES21-00181

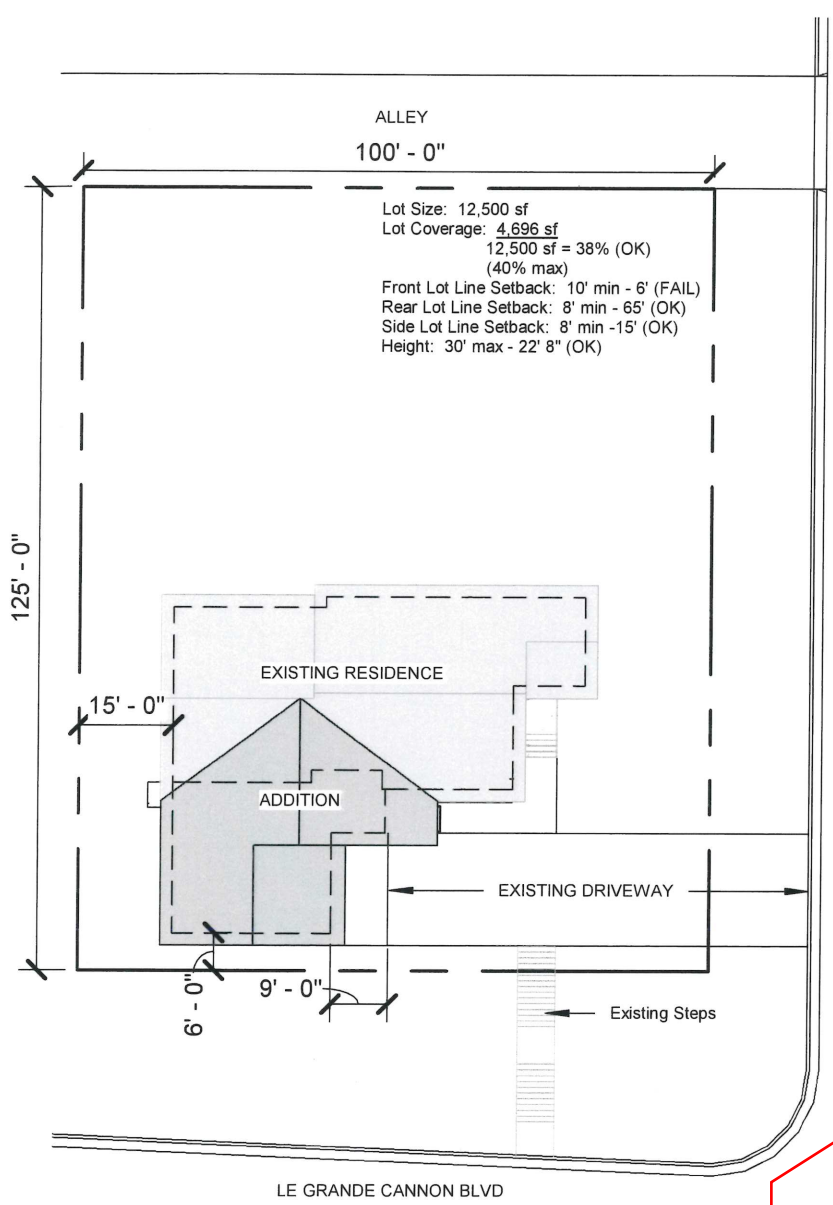
By: CRN

Date: 1/6/21

Remarks: Subject to field inspection

IT IS UNLAWFUL TO OCCUPY
THIS BUILDING PRIOR TO THE
FINAL INSPECTION

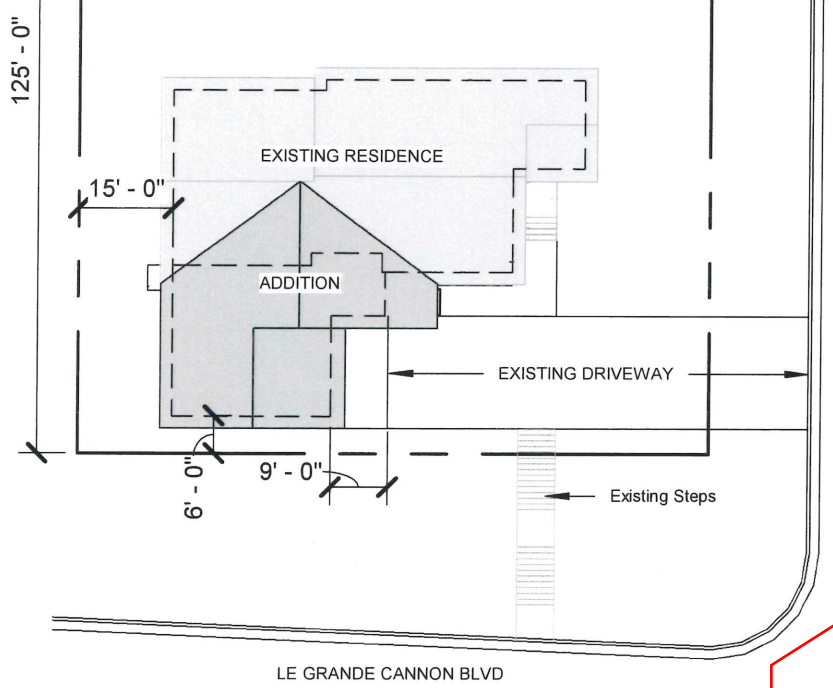




ALLEY
100' - 0"

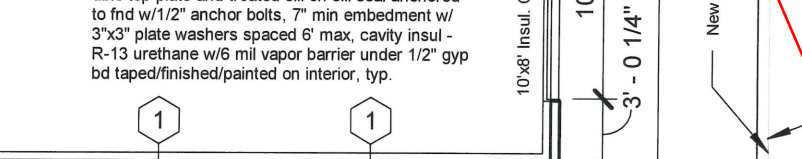
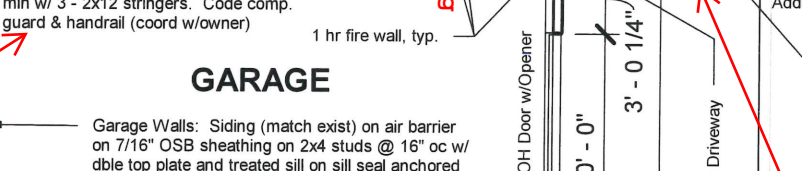
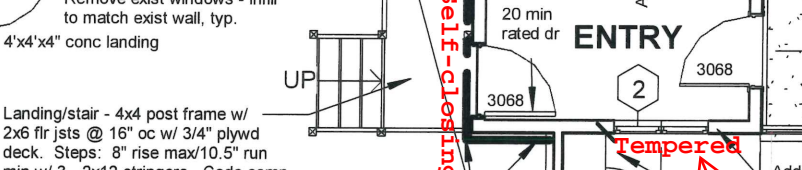
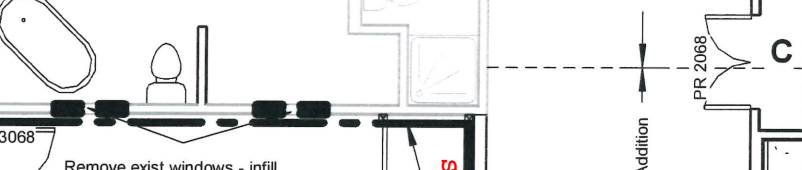
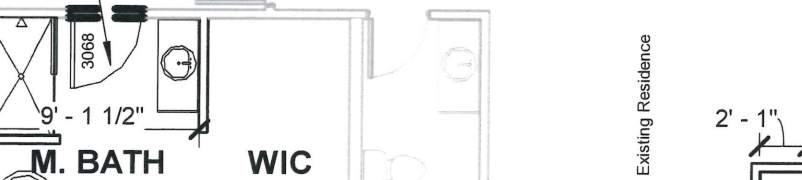
Lot Size: 12,500 sf
Lot Coverage: 4,696 sf
12,500 sf = 38% (OK)
(40% max)

Front Lot Line Setback: 10' min - 6' (FAIL)
Rear Lot Line Setback: 8' min - 65' (OK)
Side Lot Line Setback: 8' min - 15' (OK)
Height: 30' max - 22' 8" (OK)



Coord. renovation of
M. Bath w/ owner

EXISTING UPPER LEVEL



Stairs shall have maximum riser of 8 1/4" high and the minimum tread of 9" as allowed by State of Montana ARM 24.301.154(9 & 10). Within a flight, all tread and riser dimensions shall be consistent to within 3/8". (R311.7.5) Typical

- WINDOW SCHEDULE**
- 1 2040 Casement (sim to exist)
 - 2 4040 Casement (sim to exist)

Safety glazing is required adjacent to doors within 24" of either side of the door in the plane of the door in a closed position and whose bottom edge is less than 60" above the floor. Glazing that is on a wall less than 180 degrees from the plane of the door in a closed position and within 24" of the hinge side of an in-swinging door. (R308.4.2)

- CODE REQUIREMENTS:**
- 2018 International Residential Code - IRC
 - Seismic - 2018 International Building Code (IBC), typically D0
 - Wind Load - f 3s - 90 mph, f fm - 75 mph
 - Snow Load - (ground/roof) 30 lbs psf minimum
 - Frost Depth - 42" minimum to bottom of footing
 - Ice and Water Barrier - underlayment required @ roof
 - Zoning: R-1 Residential District - Large Lot
- 2018 International Energy Conservation Code - IECC

1 SITE PLAN
1" = 30'-0"

2 MAIN FLOOR ADDITION/EXISTING PLAN
1/8" = 1'-0"

Architecture & Design
2101 Meagher Road
Helena, MT 59602
(406) 431-1340

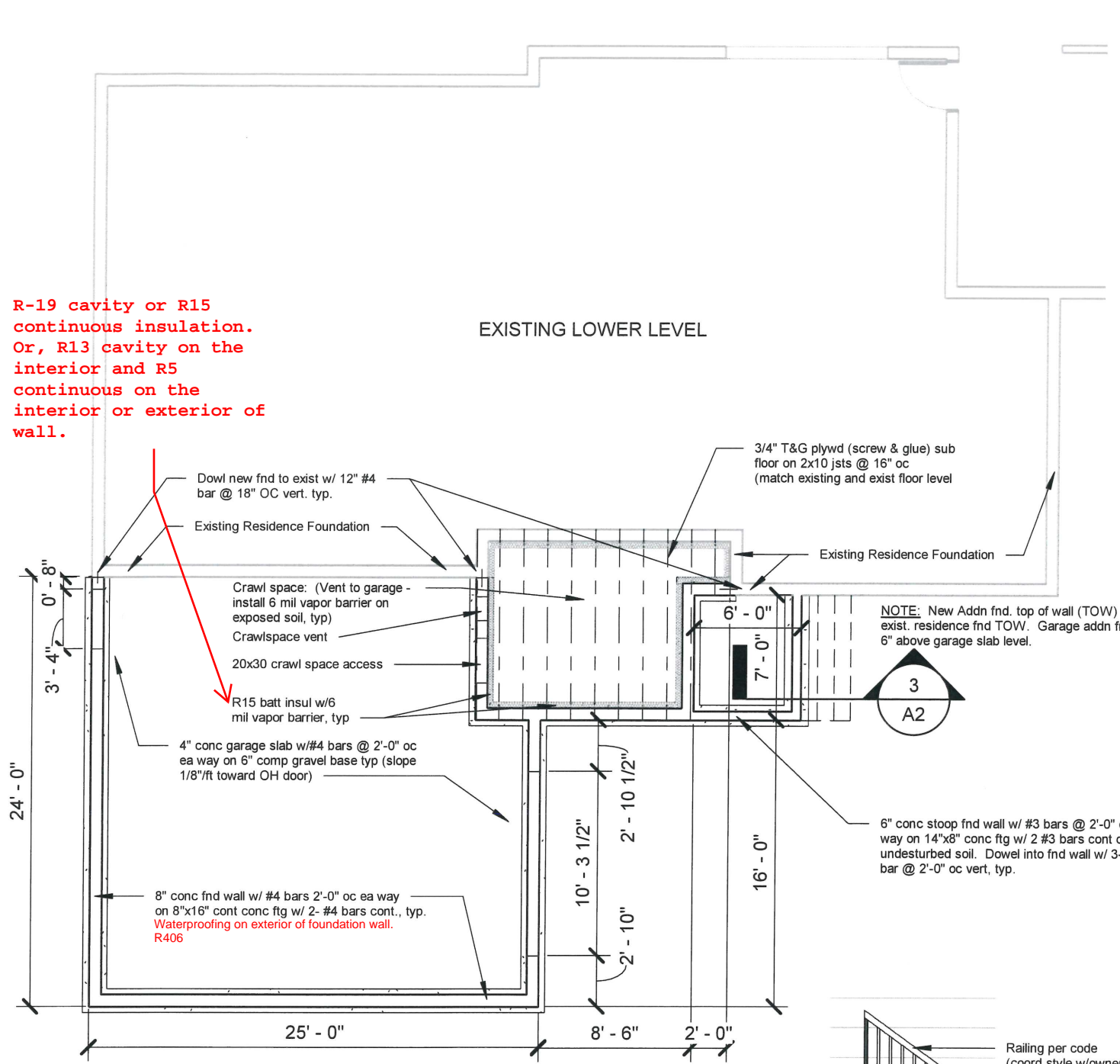
Residence Garage Addition
for Nola Syness
1300 Le Grande Cannon Blvd. Helena MT

Date: 12/15/2021
Rev: -

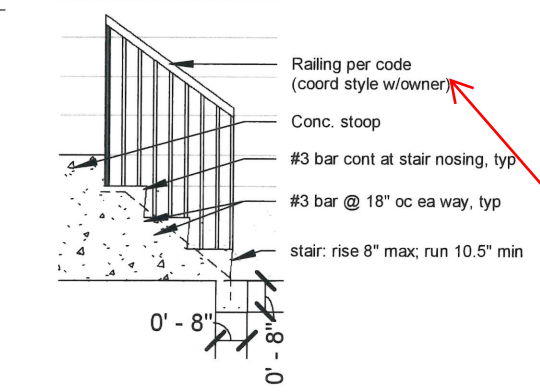
SITE AND MAIN
LEVEL PLAN

A1

R-19 cavity or R15 continuous insulation. Or, R13 cavity on the interior and R5 continuous on the interior or exterior of wall.

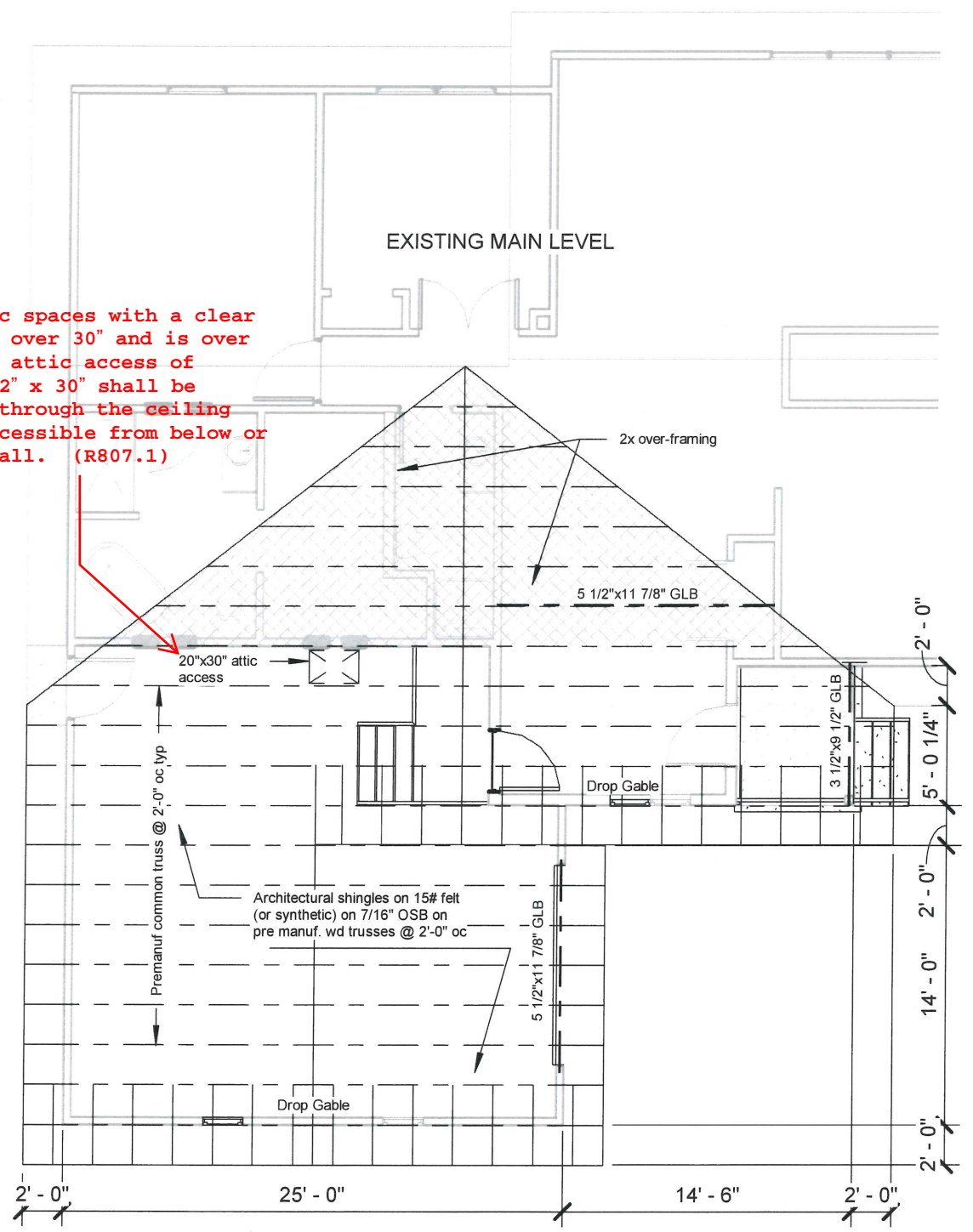


1 ADDITION FOUND/FRAMING PLAN
1/8" = 1'-0"



3 Stair Detail
1/4" = 1'-0"

Each attic spaces with a clear height of over 30" and is over 30 sf, an attic access of minimum 22" x 30" shall be provided through the ceiling easily accessible from below or through wall. (R807.1)



2 ADDITION ROOF FRAMING PLAN
1/8" = 1'-0"

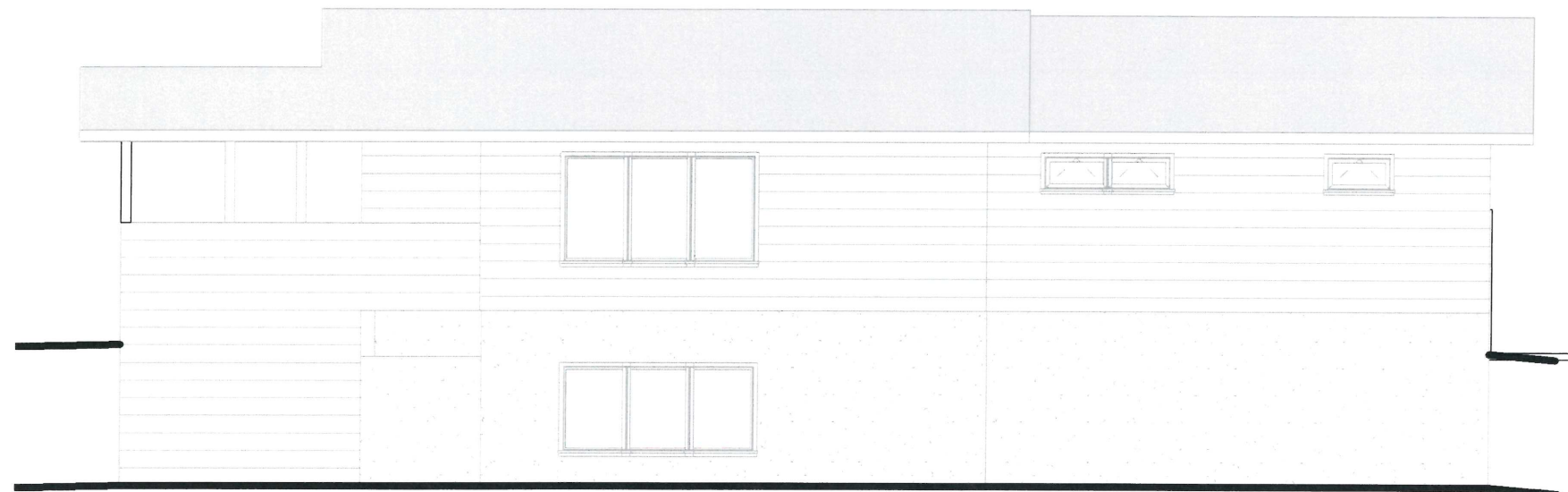
Handrails shall be provided on at least one side of stairways of 4 or more risers. (R311.7.8) Handrails shall be mounted between 34" and 38" above the nosing of the tread. (R311.7.8.1) Handrails shall be continuous and returned to the wall or terminated in newel posts or safety terminals.

- GENERAL ROOF NOTES:
- Roof pitch: 3:12 (confirm addition roof ridge does not go higher than existing roof ridge)
 - Overhang: 2'-0"
 - Install ice/watershield from drip edge to 24" inside addition perimeter, typ.
 - Coordinate shingle selection w/Owner
 - Match existing fascia and soffit. Coord w/owner
 - Install gutters/downspouts over garage door and new entry door min (coord w/owner)
 - Provide code compliant soffit vents/insul. baffles and continuous ridge vent on new addition.
 - R-49 insul in entry attic



① EAST ELEVATION
1/8" = 1'-0"

② WEST ELEVATION
1/8" = 1'-0"



③ NORTH ELEVATION
1/8" = 1'-0"

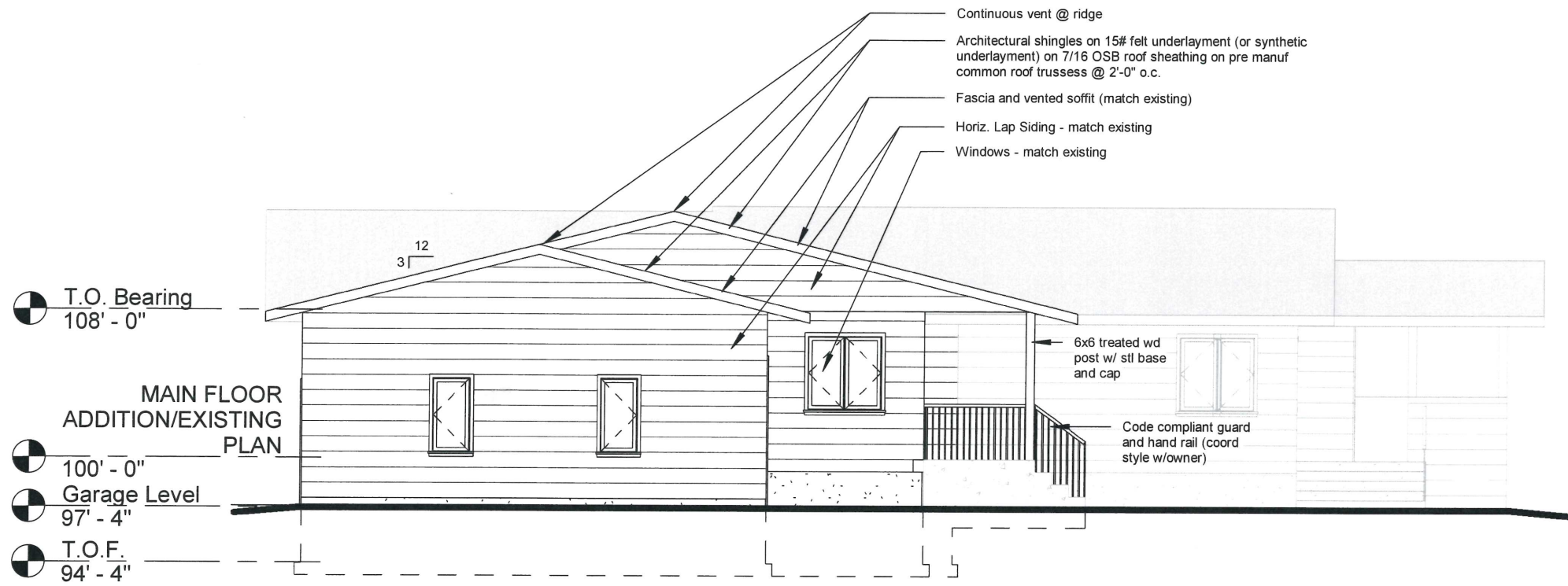
Architecture & Design
2101 Meagher Road
Helena, MT 59602
(406) 431-1340

Residence Garage Addition
for Nola Syness
1300 Le Grande Cannon Blvd. Helena MT

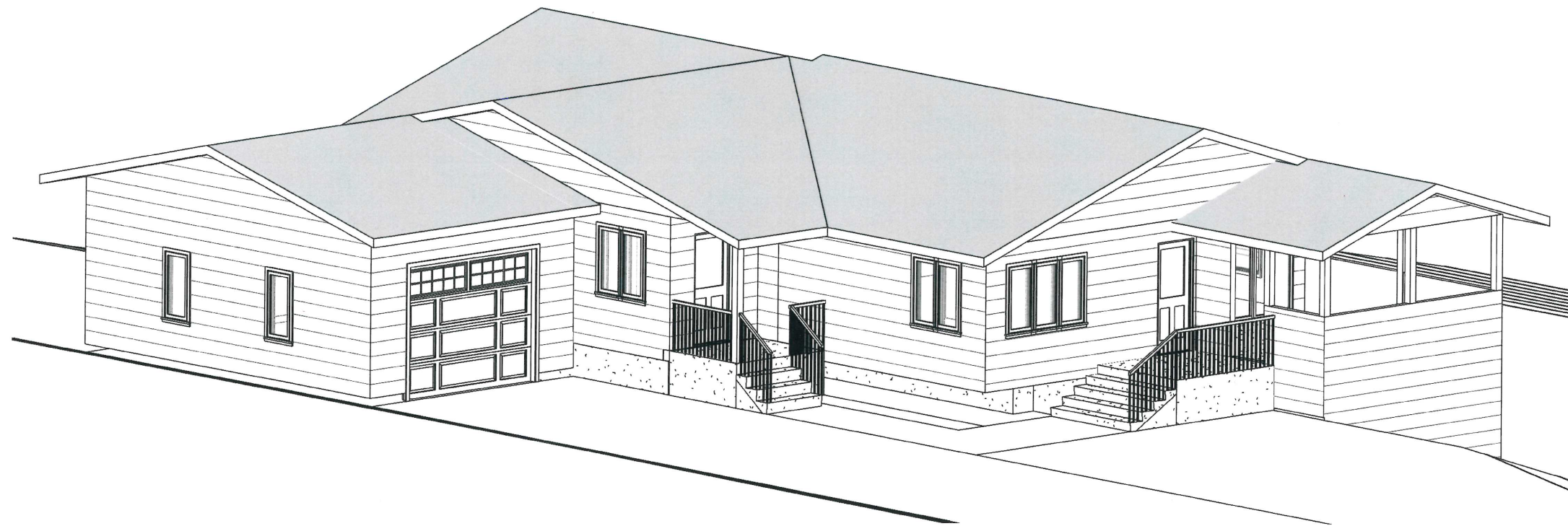
Date: 12/15/2021
Rev: -

EXTERIOR
ELEVATIONS

A3



① SOUTH ELEVATION
1/8" = 1'-0"



② SOUTHEAST VIEW

Architecture & Design

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Rev: -

EXT. ELEVATION -
3D VIEW

A4