



Kyle Holland, **Planner II**
Community Development Department
316 North Park Avenue, Room 443
Helena, MT 59623

: Phone: 406-447-8492
: Fax: 406-447-8460
: Email: kholland@helenamt.gov

helenamt.gov

Date: April 19, 2023

STAFF REPORT

To: Helena Board of Adjustment

From: Kyle Holland, City Planner II

Subject: Consideration of:

1. A variance from Section 11-4-2 to decrease the side lot line minimum setback from 6' to 3', for a property with a legal description of Lot 13 of Block H of the Blake Addition Amended to 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 13 of Block H of the Blake Addition Amended to the City of Helena, Lewis and Clark County, Montana.

The reason for the variance is to rebuild a garage in the same location as the garage that it will replace. The applicant contends they have a rebuttable presumption.

This property is located at 720 Breckenridge St.

OVERVIEW

GENERAL INFORMATION

DATE OF APPLICATION: Application received December 27, 2022

PUBLIC HEARING DATE: Board of Adjustment - 5:30 p.m., Tuesday, May 02, 2023

PROPERTY OWNER: Brynn Holt and Dorianne Minkoff

MAILING ADDRESS: 114 N Hoback, Helena, MT 59601

CONTACT NUMBER: (406) 461-4319

EMAIL ADDRESS: minkoff1225@gmail.com

REPRESENTATIVE: Shawn Ward

MAILING ADDRESS:

CONTACT NUMBER: (406) 775-47037

EMAIL ADDRESS:

PROPERTY ADDRESSES: 720 Breckenridge St, Helena, MT 59601

LEGAL DESCRIPTION:

Lot 13 of Block H in the Blake Addition Amended,

GENERAL LOCATION: The property line receiving the variance is between 714 and 720 Breckenridge on the north side of Breckenridge between N Raleigh and N Beattie.

PRESENT LAND USE: Residence, single-unit

ADJACENT LAND USE:

- North: Residence, single-unit
- South: Residence, single-unit
- East: Residence, single-unit
- West: Residence, single-unit

PRESENT ZONING: R-3

VARIANCE PROPOSALS:

1. **A variance from Section 11-4-2 to decrease the side lot line minimum setback from 6’ to 3’, for a property with a legal description of Lot 13 of Block H of the Blake Addition Amended to 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 13 of Block H of the Blake Addition Amended to the City of Helena, Lewis and Clark County, Montana.**

HISTORY OF APPLICABLE PERMITTING ACTION:

- 1) The first building permit on file for the garage is for a garage addition in 1936.
- 2) A demo permit was filled for the demolition of the garage and a house addition in 2021.
- 3) This history has a history as a blighted property under previous owners.
- 4) A variance was granted at 727 Breckenridge during the 8/7/18 Board of Adjustment meeting for the rebuilding of a garage with similar rear and side lot line setbacks.

ZONING EVALUATION for the properties legally addressed as 720 Breckenridge, Helena, MT, located in a R-3 zoning district.

ZONING REQUIREMENT	Applicable ZONING REGULATION	PRESENT CONDITION	PROPOSAL	VARIANCE REQUIRED
City Code: §11-4-2 Side lot line setback	6’ setback required	~3’ side setback to 714 Breckenridge	Maintain current setback for new garage structure	Yes
City Code: §11-4-2 (B) Rear lot line setback	5’ setback required	0’ rear setback to alley	Maintain current setback for new garage structure	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 Wednesday, April 19, 2023, one letter of comments has been received.

1. A letter, dated January 31, 2023, concerning the potential of a two story garage being built.

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

1. **A variance from Section 11-4-2 to decrease the side lot line minimum setback from 6' to 3', for a property with a legal description of Lot 13 of Block H of the Blake Addition Amended to 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 13 of Block H of the Blake Addition Amended 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.

Regards,

A handwritten signature in black ink, appearing to read "Kyle Holland". The signature is written in a cursive, flowing style.

Kyle Holland, Planner II
Community Development Department
City-County Building
316 N. Park Ave, Rm 443
Helena, MT 59601

720 Breckenridge St.



Legend

- R-2 Residential District
- R-3 Residential District





Kyle Holland, **Planner II**

Community Development Department
316 North Park Avenue, Room 443
Helena, MT 59623

: Phone: 406-447-8492
: Fax: 406-447-8460
: Email: kholland@helenamt.gov

helenamt.gov

Date: April 17, 2023

TO WHOM IT MAY CONCERN: Variances from district dimensional standards requirements are 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 May 02, 2023 Board of Adjustments public hearing to the City Planning Division, 316 North Park, Helena MT 59623.

The Helena Board of Adjustments will hold a public hearing on the variance request on Tuesday, May 02, 2023 at 5:30 p. m. via 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/u/abx78Gko9e>.

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:

1. A variance from Section 11-4-2 to decrease the side lot line minimum setback from 6' to 3', for a property with a legal description of Lot 13 of Block H of the Blake Addition Amended to the City of Helena, Lewis and Clark County, Montana.
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The reason for the variance is to rebuild a garage in the same location as the garage that it will replace. The applicant contends they have a rebuttable presumption.

This item was tabled from the February 07, 2023 Board of Adjustments meeting.

ADDRESS:

This property is located at 720 Breckenridge St.

GENERALLY LOCATED:

This property is generally located on the north side of Breckenridge St. between N. Beattie St and N. Raleigh St.

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

Sincerely,

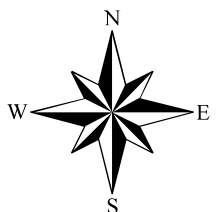
Kyle Holland, Planner II
Community Development Department
City-County Building
316 N. Park Ave, Rm 443
Helena, MT 59601

720 Breckenridge St.



Legend

-  R-2 Residential District
-  R-3 Residential District





BOARD OF ADJUSTMENT VARIANCE APPLICATION

Community Development Department, Planning Division
316 North Park Avenue, Room 445, Helena, MT 59623
406-447-8490; citycommunitydevelopment@helenamt.gov

Date received:

RECEIVED
By April Sparks at 8:02 am, Dec 27, 2022

APPLICATION FEE: \$125.00
(PAYABLE TO THE CITY OF HELENA)
ALL FEES ARE NON-REFUNDABLE

PROPERTY OWNER: *Primary Contact?*

Name: Dorianne Minkoff, Brynn Holt Primary Number: 406-461-4319
Address: 114 N Hoback, Helena MT Other Phone: 406-439-5224
Email: minkoff1225@gmail.com

APPLICANT (If different from property owner): *Primary Contact?*

Name: _____ Primary Number: _____
Address: _____ Other Phone: _____
Email: _____ Company: _____

AUTHORIZED REPRESENTATIVE: *Primary Contact?*

Name: Shawn Ward, contractor Primary Number: 406-775-7037
Address: _____ Other Phone: _____
Email: _____ Company: _____

Section A: PLEASE PROVIDE THE INFORMATION REQUESTED BELOW.

- Address of Property 720 Breckenridge, Helena MT 59601

Address	City	State	Zip Code
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- Legal Description (Block & Lots, Subdivision, COS#) BLAKE ADDN AMENDED, S31, T10 N, R03 W, BLOCK H, Lot 13
- Geocode 05-1888-31-1-38-09-0000
- The most recent deed for impacted property
- Lot or Parcel Size (square feet) 3,999
- Current and proposed use of structure or property: garage to garage with studio above; same footprint
- Current Zoning District R-3 Residential
- Are there other related Land Use Applications being submitted: Yes No
- Submit proof of current paid taxes
- 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.

Section 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.*

Please provide all the information requested in the Application. An incomplete application may delay the review of your request. Please note: "N/A" is not an acceptable answer alone and requires an explanation if used.

Dimensional Criteria:

- Reduce front lot line setback: _____
- Front lot line setback #2 (corner lot): _____
- Reduce garage entrance setback: _____
- Reduce side lot line setback: from 6 feet to 0
- 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: _____

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: _____
- Reduce size of parking space: _____

Sign Criteria:

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



Other:

alley setback five feet to zero

Section 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.

These are the standards your application for variance will be judged on. Your answers in section D should speak to the review criteria.

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.

Section D: EVALUATION 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.**

If the above condition applies, 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.

C. 10' grade change from front to back of property. (Shown on Site plan)

2. **The height, location, or dimensions of existing structures located on the site or in the vicinity of the site.**

Ex: How is the proposed variance compatible with the other structures located on the site or in the vicinity of the site? On the site plan you provide, please represent accurately and to scale the height, location, and dimensions of existing structures.

New structure will mirror another two storey garage just two doors down, that was ok for which a variance was granted previously.

3. **Whether there is a prevalence of nonconformities in the vicinity of the site that are similar to the variance requested.**

If so, what are those nonconformities and provide supporting documentation.

Non conforming garages typical on this section of alley.

4. **The subsequent imposition of zoning restrictions creating nonconforming lots or parcels, and governmental actions beyond the applicant's control.**

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, thereby creating the non-conformity. Explain.

The whole neighborhood was constructed prior to modern setback requirements.

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.**

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.

The typical garage on this alley is nonconforming to modern setback regulations

6. **The extent to which the hardship or difficulty results from the actions of the applicant.**
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.

Location of existing structure is ideal

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.**

It will not. City road grader can blade the alley which has many garages on the right of way line. Many garages on this alley also do not conform to modern setback.

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.**


Yes. New structure will be in compliance with city codes pertaining to burn rate of exterior.

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

Nonconforming garages are typical in this neighborhood while still allowing city maintenance to occur.

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 AND ACKNOWLEDGE THE STATEMENTS IN THIS APPLICATION AND ANY ATTACHED INFORMATION ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

Signed:  Date: 12.21.22
Property Owner

Applicant: _____ Date: _____
(If different from Owner)

(Property owner must sign application)

It is recommended that the applicant contact neighbors to inform them of proposal and identify any concerns that the applicant may be able to address.

City Planning Staff represents the City; staff cannot answer questions for the applicant.

0A T

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

January 31, 2023

Dear Michael:

Thank you for taking the time to speak with us over the phone about the variance request for the property at 720 Breckenridge Street. Because the proposed structure you described to us over the phone is different than what is defined in the notice letter, we have concerns. The January 20, 2023 letter we received states that "The reason for the variance is to rebuild a garage in the same footprint as the garage that it will replace". This implies that the request is for a garage: a single-level structure that would likely be used for parking a vehicle in and perhaps storing some household items. Instead, the proposal appears to be for a multi-level structure that might include a living space on the upper level.

If the owner intends to build a single-level garage on the same footprint, as implied in the letter, then we as neighbors would likely have no reasons to object. However, we are faced with the potential construction of a much larger structure with purposes beyond those typically associated with a garage. Please keep in mind that we live in a historic neighborhood on small lots. We cherish the modest open spaces that our lots allow and work hard to maintain our gardens, flower beds, and yards--with limited sunshine. More specifically, here are some of our concerns with the proposed building.

1. A multi-story outbuilding would not fit in with the historic aspects of the neighborhood. Most of the houses in the neighborhood are over 100 years old. The garages typically are small, single-level structures reflective of that era.
2. A multi-level structure will block sun light from reaching our yards and gardens. We live in a historic neighborhood with dense housing. We enjoy spending time in our backyards in the summer sunshine. Sunlight is at a premium in our neighborhood and any decreases of it will be missed.
3. The building would butt right up to the alley which we, as neighbors, use to access our garages and park our vehicles. During the winter, we already have icing problems due to the shading in the alley. A multi-level building with no set back from the alley will make the problem worse.
4. The property already is heavily developed. The house is tall. A tall addition is now being added to it, for which we received no notification. We question whether the footprint of the structures on the property now exceeds the 40 percent maximum specified in the City Code for R-3 residential areas? The existing garage already has a foot print that is substantially larger than is typical for our neighborhood.

We are not opposed to the owner rebuilding a single level garage to replace the existing structure. Our concern is that variance is being used as a means to build another multi-story building, possibly occupied, on the property. A number of years back, a neighbor rebuilt their garage, on an existing footprint, and asked to have 10-foot garage walls, rather than the standard 8-foot, only to be told that they would not be able to do this because of the City's concern over building height. We ask that the variance be limited to building a single-story garage, as is the existing structure on the property.

Larry Dolan and Karla Ritten
721 5th Avenue, Helena

Larry Dolan
Karla Ritten

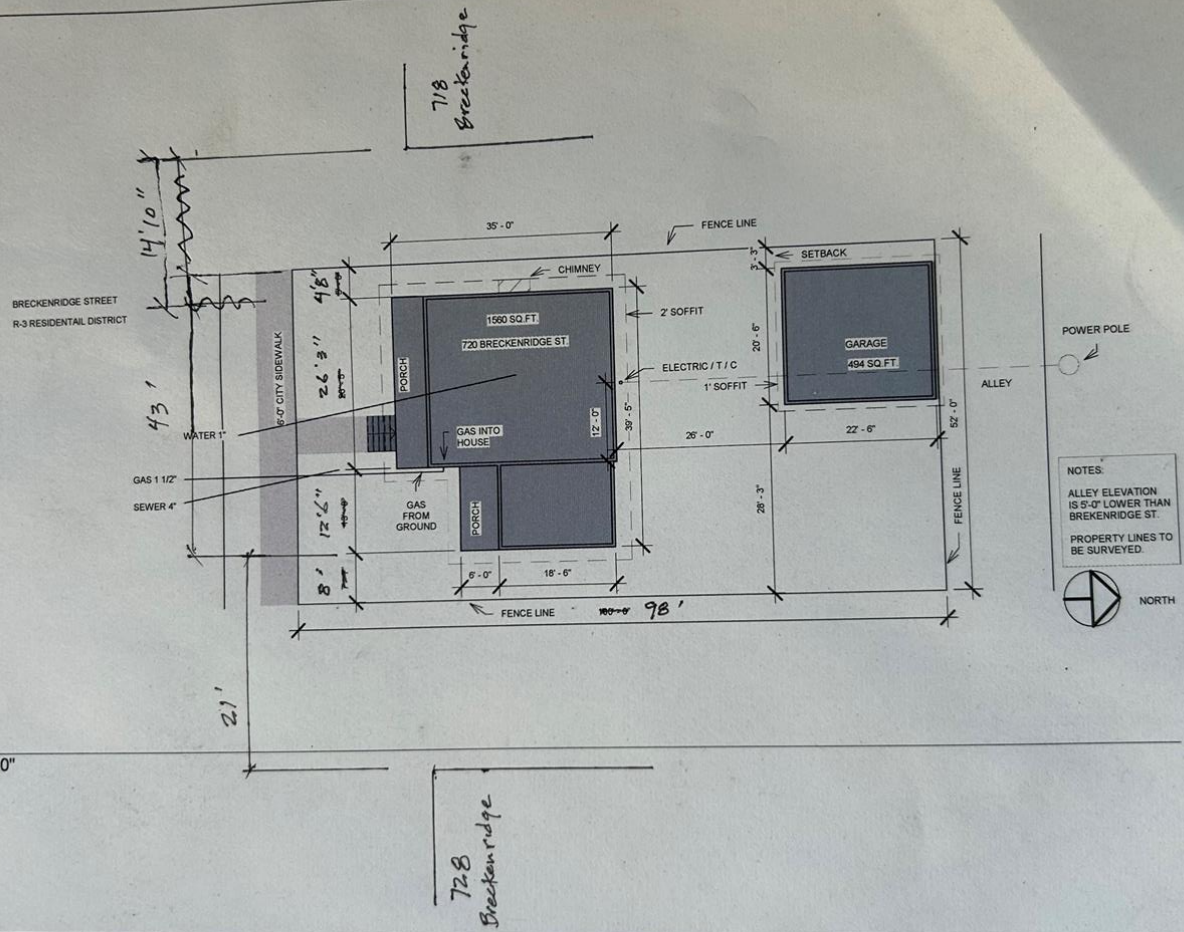
Joanne Kaucher
714 Breckenridge, Helena

Joanne Kaucher
Denise Pengeroth
732 Breckenridge
Helena

Eric and Mary Kerchner
725 5th Avenue, Helena

Eric and Mary Kerchner
Rebecca Halford
704 Breckenridge St, Helena

719 5th Street
entry
Mary Wells



MINKOFF
720 BREKENRIDGE ST.

No.	Description	Date

SITE PLAN		
Project number	108	A101
Date	4/2/21	
Drawn by	KS	
Checked by	CP	
		Scale 1/16" = 1'-0"

AMENDED MAP OF THE Blake Addition to HELENA MONTANA

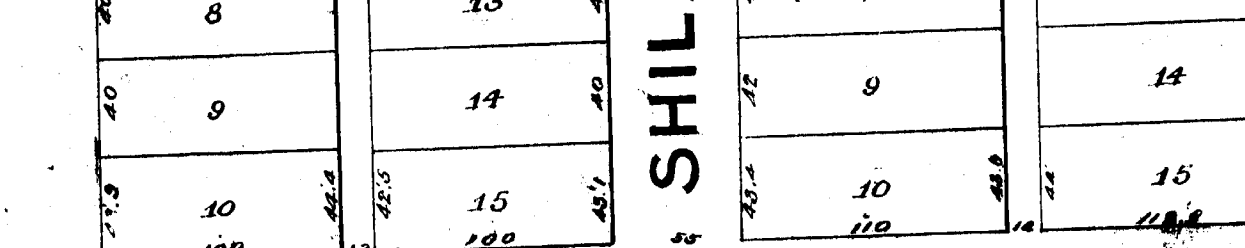
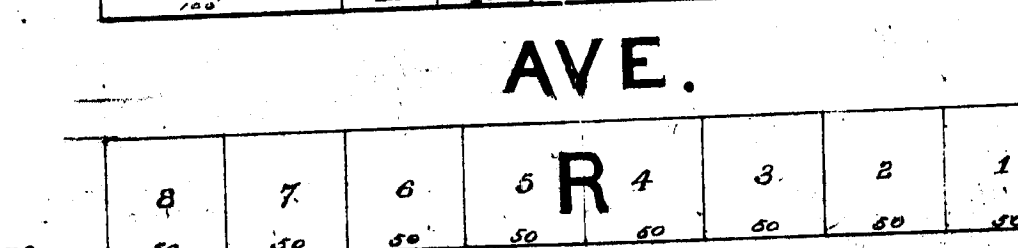
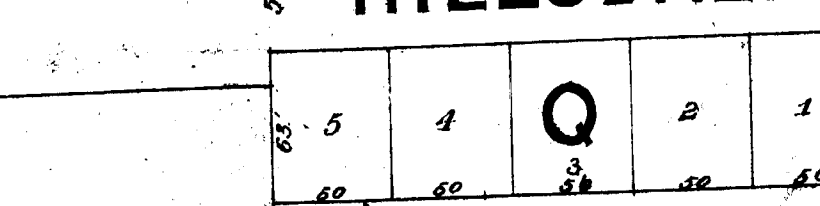
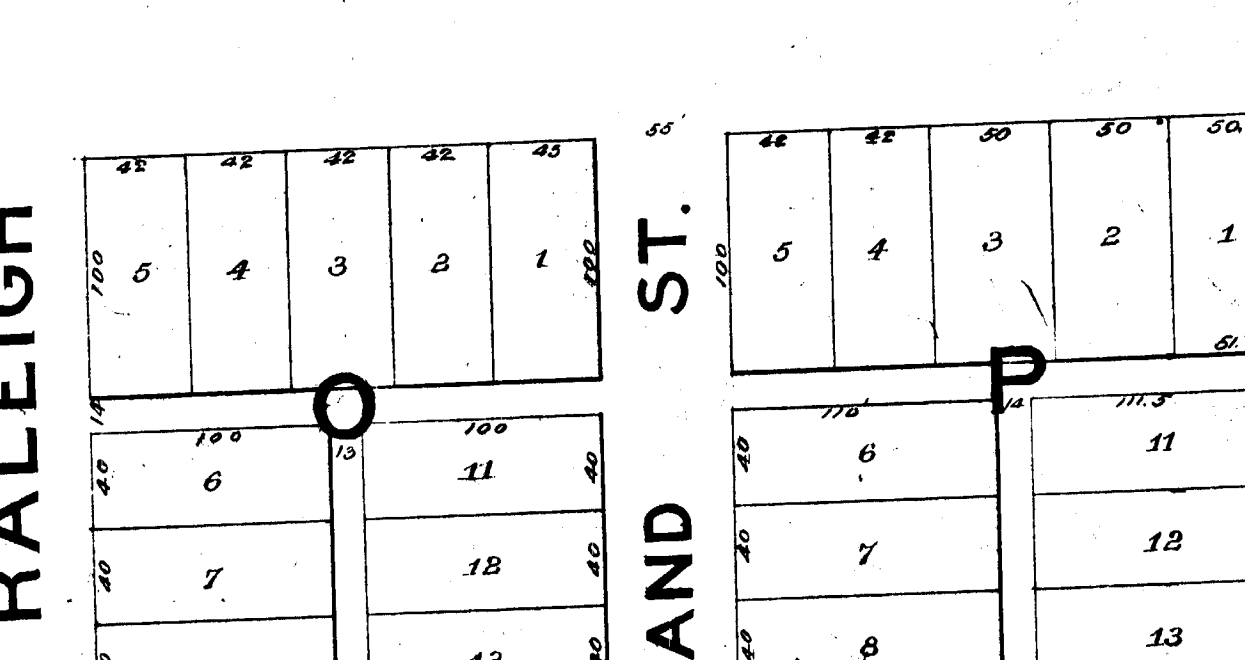
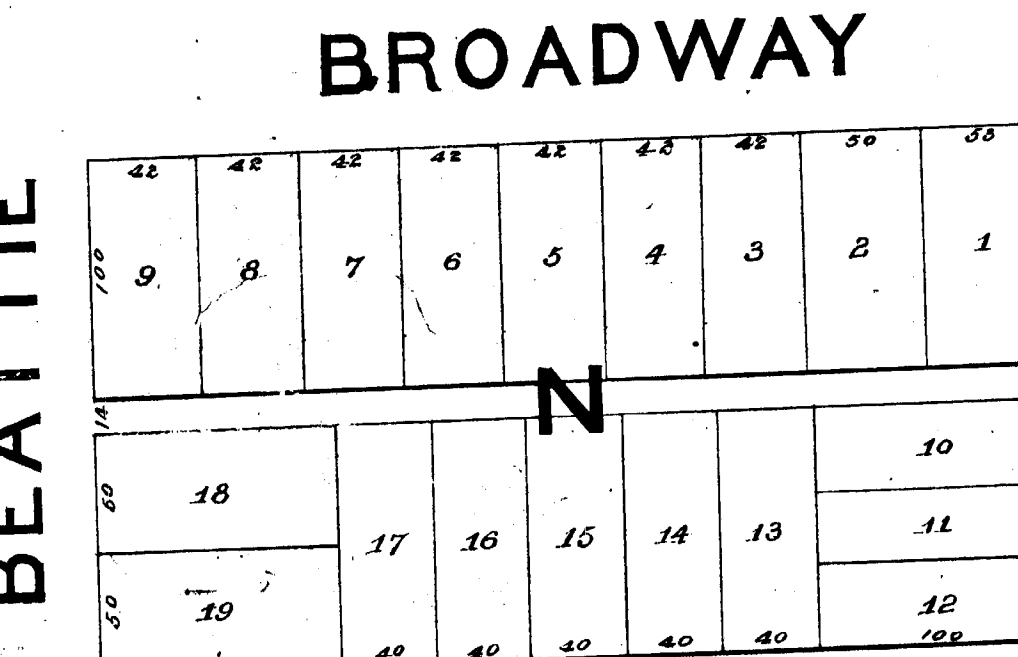
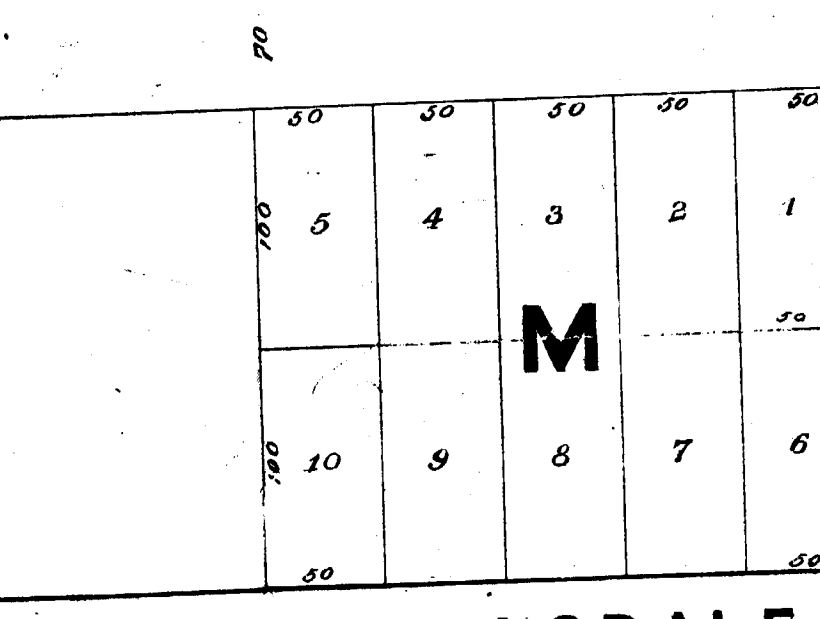
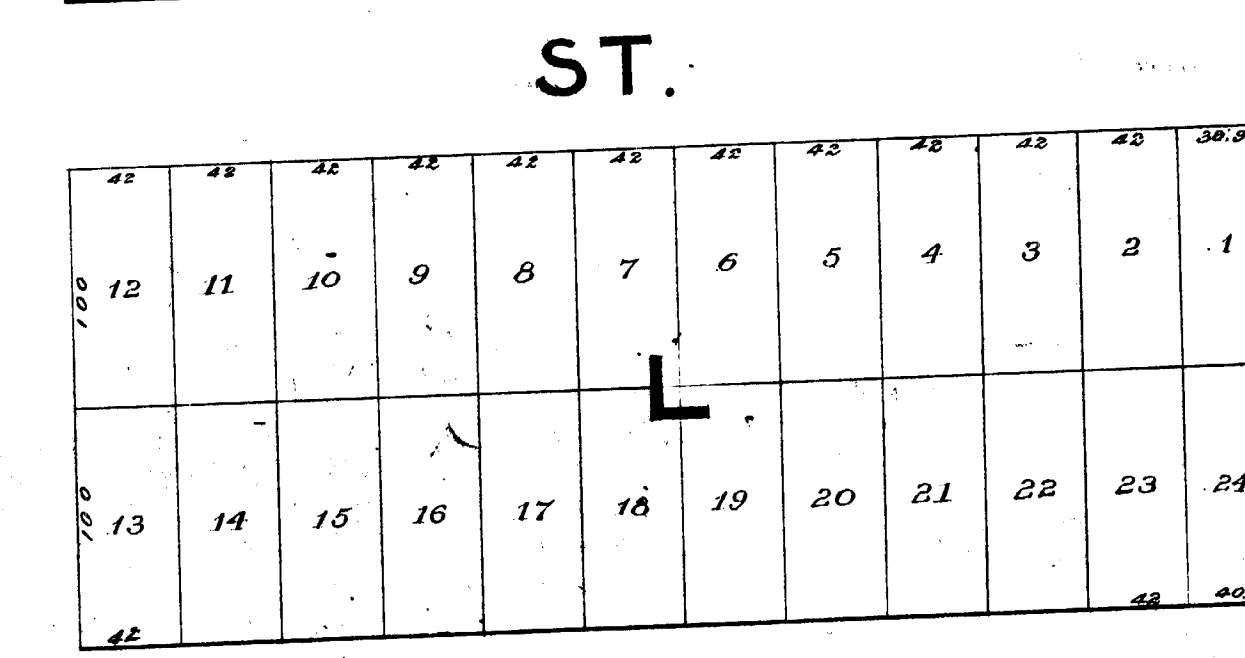
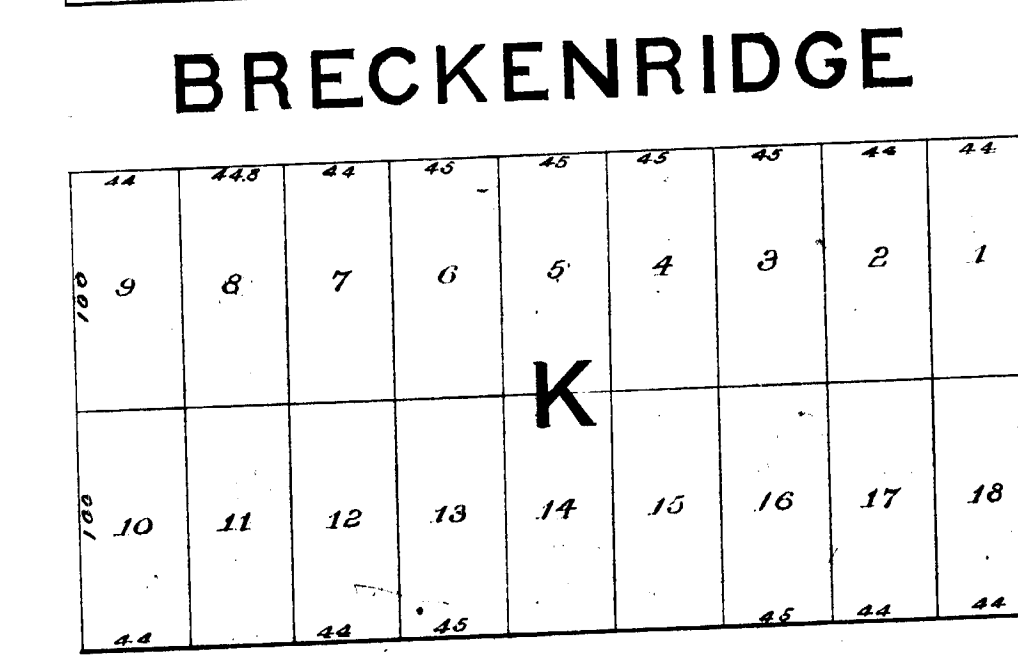
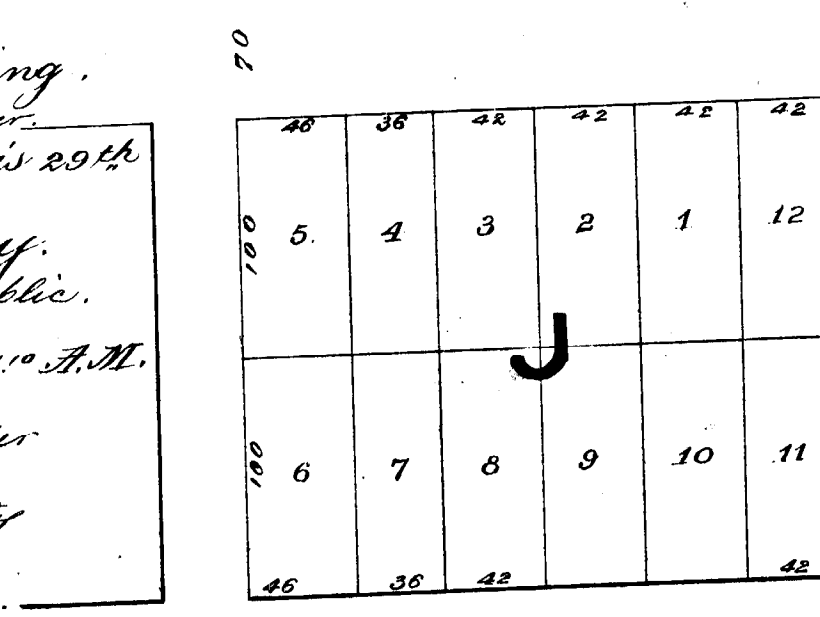
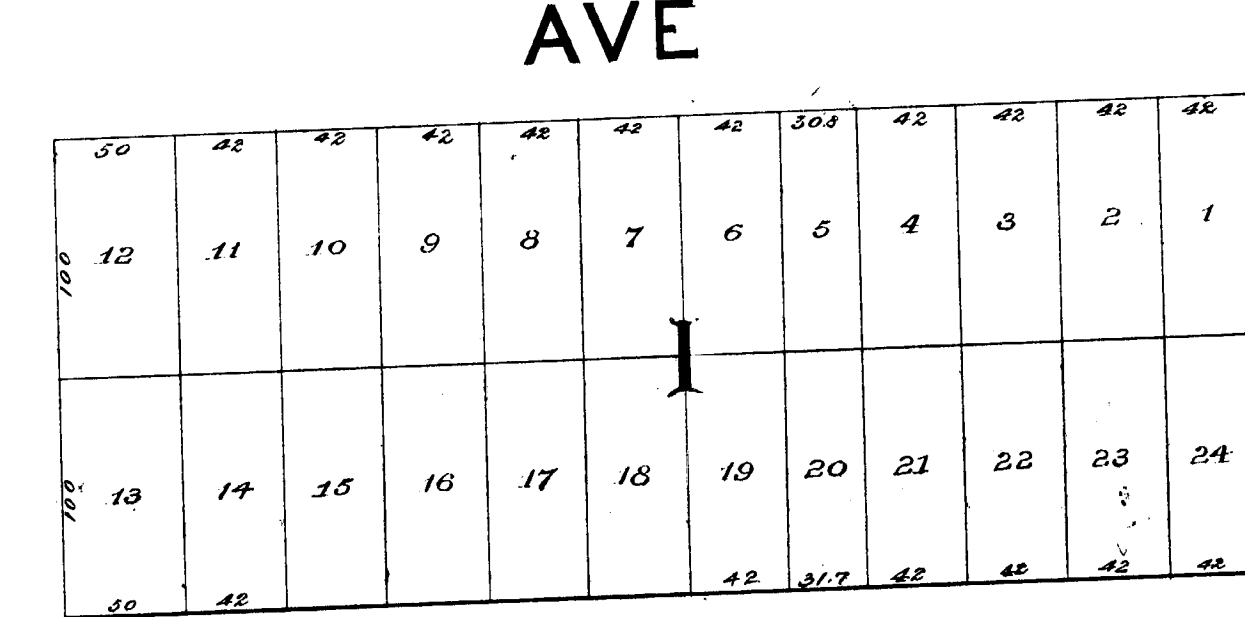
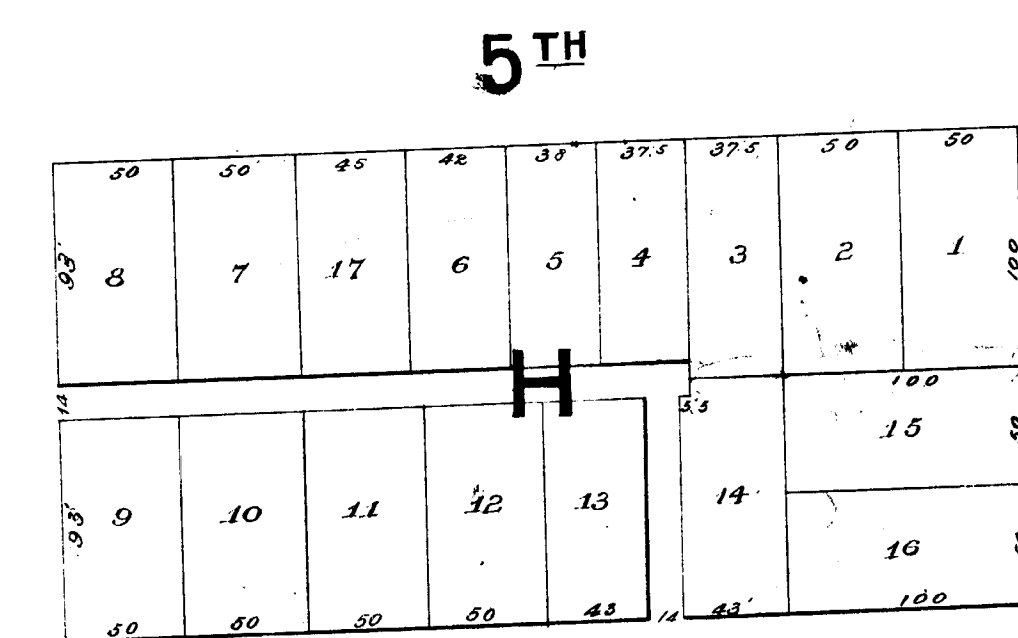
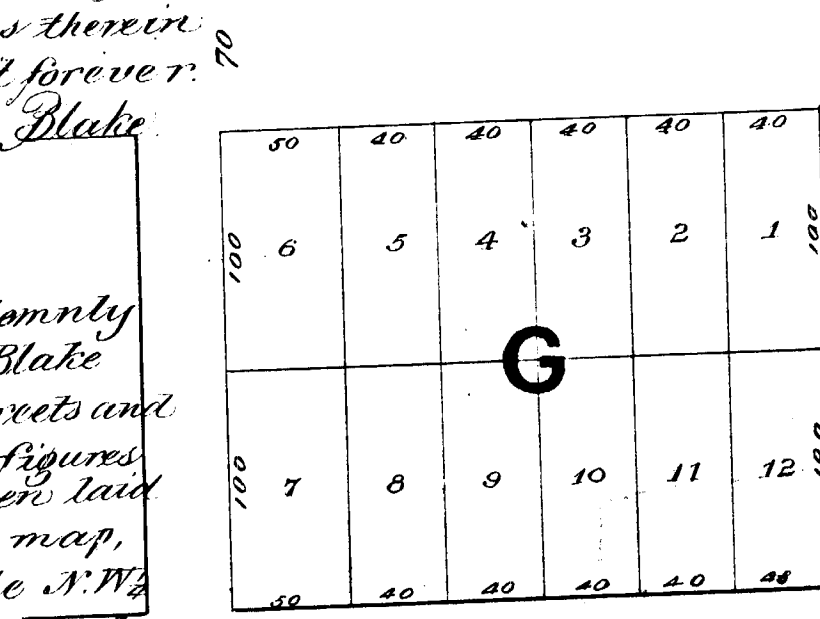
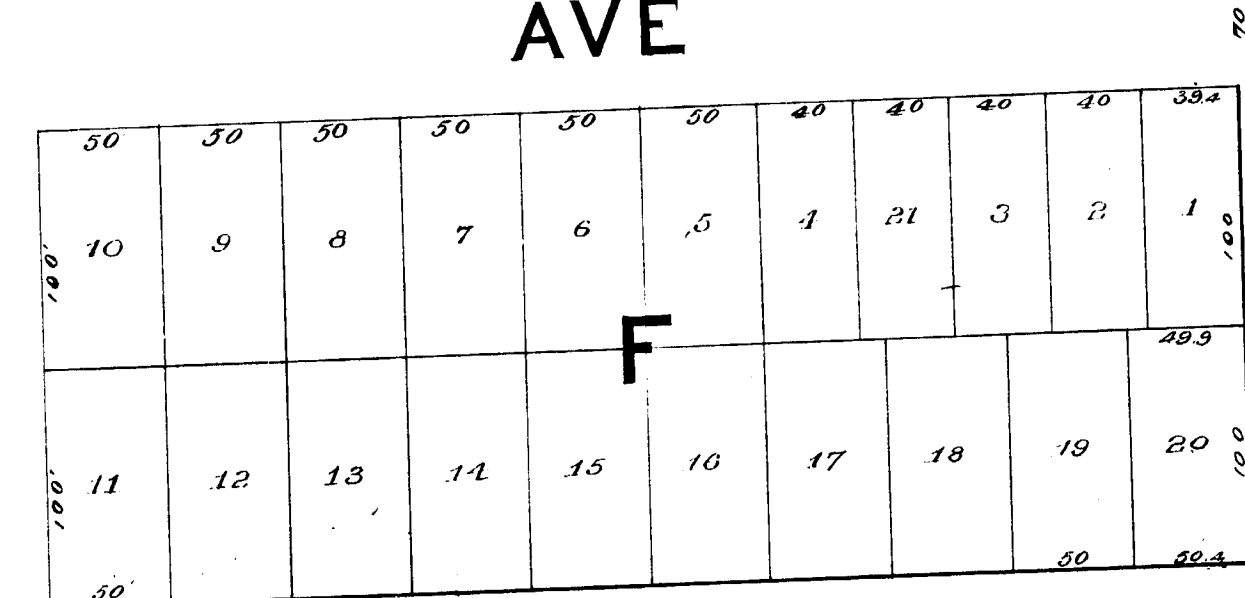
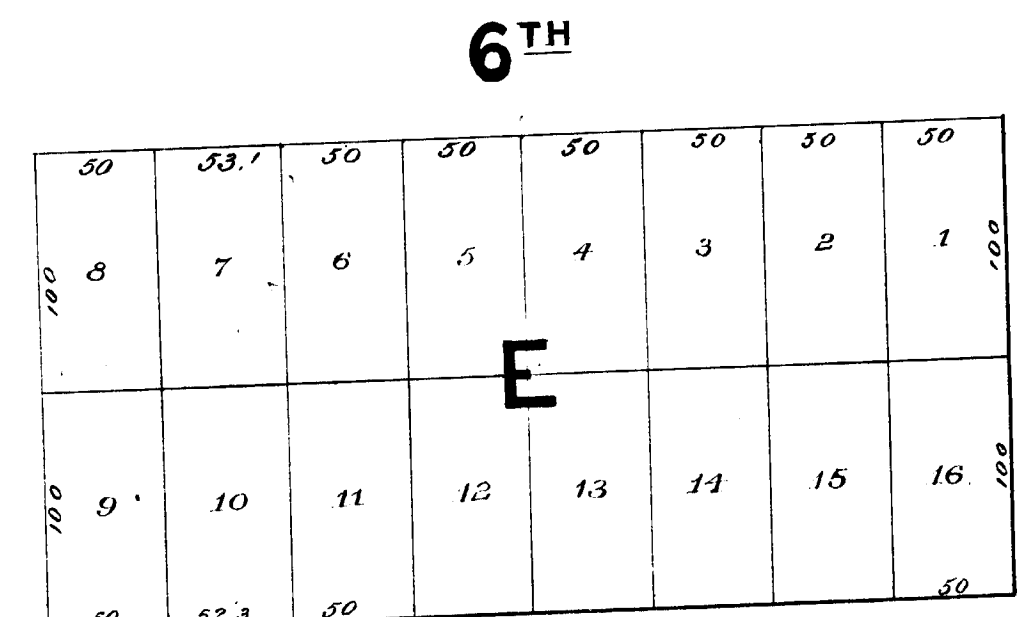
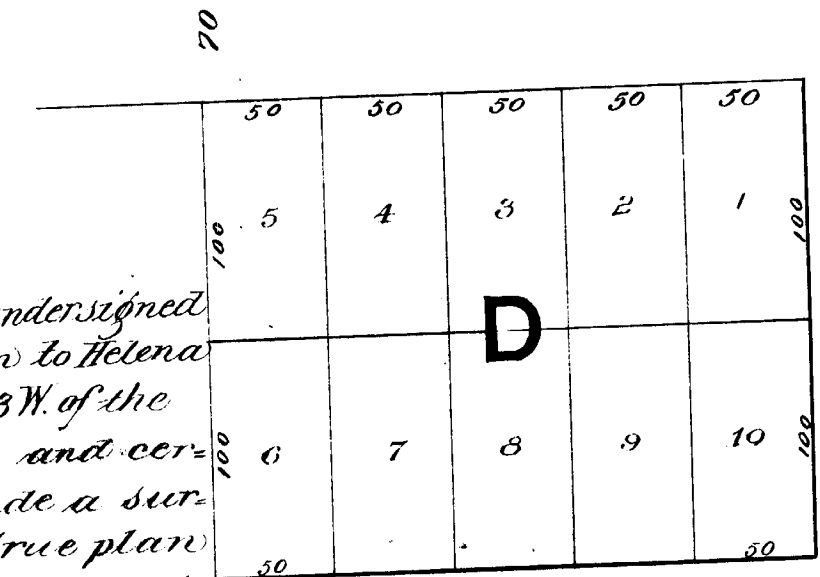
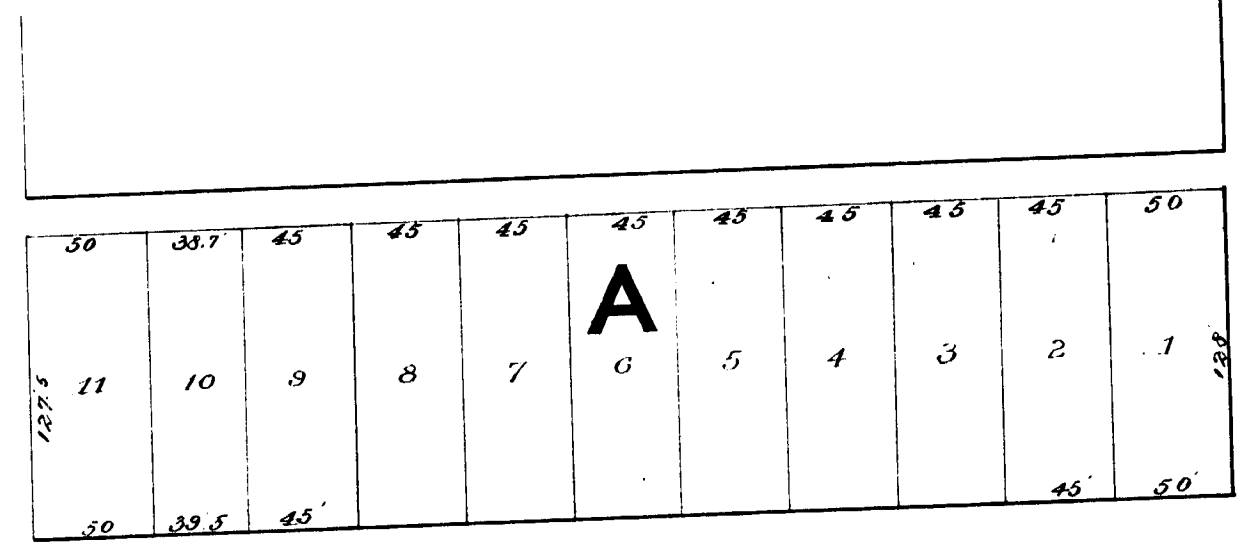
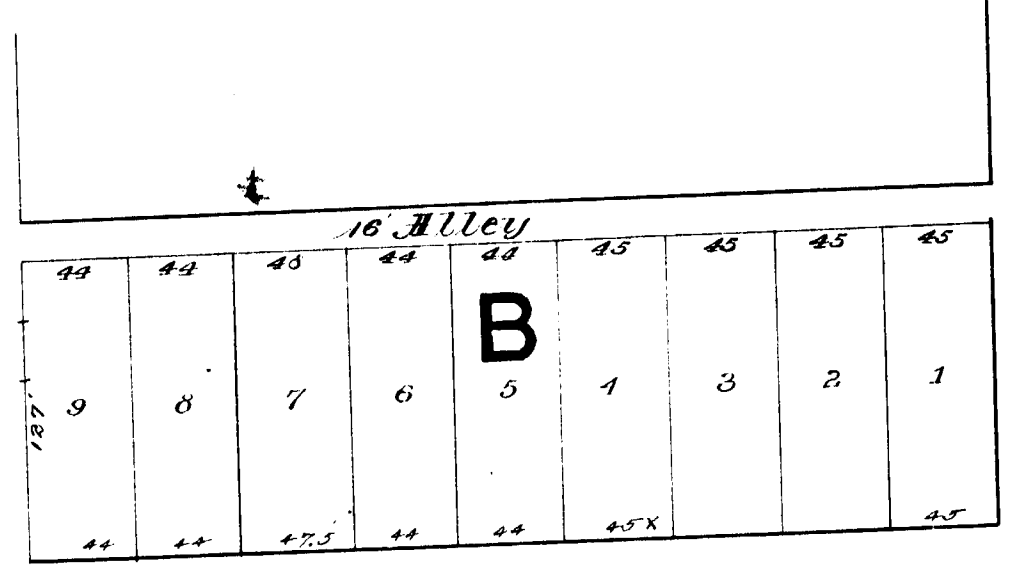
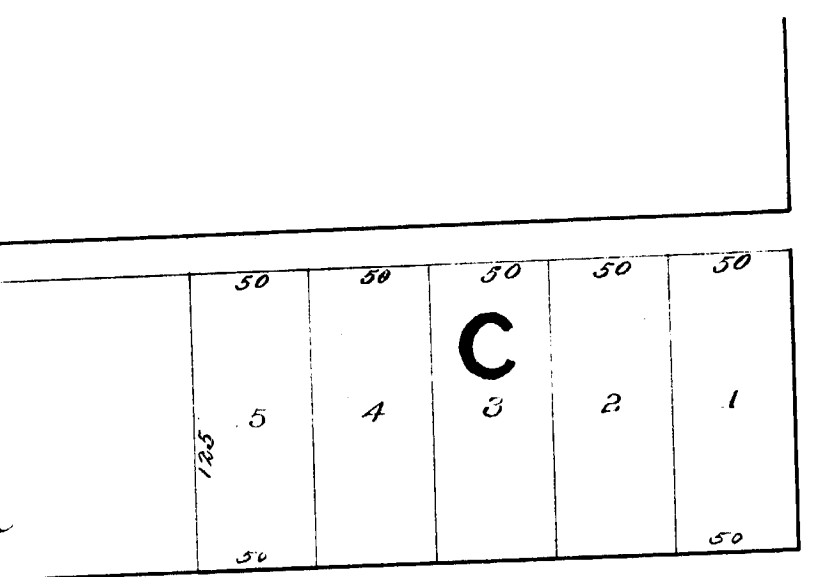
Scale 1 inch = 80 feet.

Acknowledgment: Be it known the undersigned James Blake proprietor of the Blake Addition to Helena Montana, being the N. 1/4 of Sec. 31, T. 10 N. R. 3 W. of the principal Meridian, hereby acknowledge and certify that I procured and caused to be made a survey of the same of which this map is a true plan thereof, for the purpose of record, and I hereby devote and dedicate the streets and alleys therein designated, to the public use, and benefit forever.

In presence of
Territory of Montana } ss.
County of Lewis & Clarke }
I Adalbert E. Cumming, do solemnly swear that I made careful survey of the Blake Addition to Helena Montana, that the streets and alleys are of the width in feet stated in figures on this map, that said addition has been laid out on the ground according to said map, and that said addition embraces the N. 1/4 of the S. 1/4 of sec. 31 T. 10 N. R. 3 W. of the Principal Meridian, Montana.

Adalbert E. Cumming,
Civil Engineer.
Subscribed and sworn to before me this 29th day of November 1887.
Albert S. Hovey,
Notary Public.
Witnessed December 5th A.D. 1887 at 11:00 A.M.
N. C. Strudwick,
County Recorder.
By Wm. Taylor,
Deputy.
Jan 12, 88

Territory of Montana } ss.
County of Lewis & Clarke }
I hereby certify the foregoing to be a correct copy of the original Plat of the Amended map of the Blake Addition to Helena filed December 5th A.D. 1887.
Witness my hand and seal of said County June 7th A.D. 1889.
J. S. Jorke,
County Recorder



ST.

ST.

BEATTIE

RALEIGH

SHILAND ST.

6TH AVE

5TH AVE

BRECKENRIDGE

BROADWAY

AVE.

AVE

AVE

ST.

HILLSDALE

Project Reviews

City of Helena

Project Number: ZBOA2212-002

Description: **720 Breckenridge**

Applied: **12/27/2022**

Approved:

Site Address: **720 BRECKENRIDGE ST**

Closed:

Expired:

City, State Zip Code: **HELENA, MT 59601**

Status: **RECEIVED**

Applicant: **Dorianne Minkoff**

Parent Project:

Owner: **HOLT BRYNN**

Contractor: **<NONE>**

Details:

LIST OF REVIEWS

SENT DATE	RETURNED DATE	DUE DATE	TYPE	CONTACT	STATUS	REMARKS
Review Group: ALL						
1/6/2023	1/12/2023	1/20/2023	TRANSPORTATION SYSTEMS	DARREN RAMOS	NOT APPLICABLE	
Notes:						
Review Group: AUTO						
12/27/2022		12/30/2022	DIRECTOR REVIEW	Christopher Brink		
Notes:						
Review Group: ZONING						
1/6/2023	1/9/2023	1/20/2023	ADDRESSING	Jason Danielson	SEE COMMENTS	
Notes:						
720 Breckenridge St is a valid and existing address associated to the existing structure.						
If approved, a secondary address (Unit A) will be associated to the apartment above the garage.						
A City Address Application must be completed for the additional address and submitted to the Addressing Office. Notification letters will be sent to the applicant and service providers after the address has been assigned.						
The address number and unit number must be 4 inches at a minimum and clearly visible for the efficient provision of delivery and emergency services. The installation and maintenance of address numbers shall be the responsibility of the property owner.						
1/6/2023	1/9/2023	1/20/2023	BUILDING	Kim Mack	SEE COMMENTS	
Notes:						
Full building review will be completed at time of building permit submittal.						
Fire resistive rated walls and opening protection will be required per 2021 IRC, Ch 3 based on location to property lines.						

Project Reviews

City of Helena

1/6/2023		1/20/2023	CITY ATTORNEY	Attorney Bucket		
Notes:						
1/6/2023	1/17/2023	1/20/2023	FIRE	Lou Antonick	SEE COMMENTS	
Notes: 1. At the time of construction this occupancy must be designed and built using all applicable sections of the current International Fire Code adopted by the City of Helena Montana.						
1/6/2023		1/20/2023	HCC			
Notes:						
1/6/2023	1/26/2023	1/20/2023	PARKS	Craig Marr	NO COMMENT	
Notes:						
1/6/2023		1/20/2023	PLANNING	Planning Bucket		
Notes:						
1/6/2023		1/20/2023	POLICE	Police Bucket		
Notes:						
1/6/2023	1/9/2023	1/20/2023	PUBLIC WORKS	JAMIE CLARK	NO COMMENT	
Notes:						
1/6/2023		1/20/2023	ZONING ENFORCEMENT	Planning Bucket		
Notes:						
1/6/2023		1/20/2023	LCC ADMINISTRATIVE SERVICES			
Notes:						

AFTER RECORDING RETURN TO:

Attorney Title
P. O. Box 202
Helena, MT 59624

WARRANTY DEED

FOR VALUE RECEIVED, Shawn Paul Fife, the "Grantor", does hereby grant, bargain, sell and convey to Dorianne Minkoff and Brynn Holt Grantees whose address is 720 Breckenridge St. Helena, MT, the "Grantees" and Grantees' heirs, successors and assigns, as joint tenants (and not as tenants in common) with right of survivorship, the following described property situated in Lewis and Clark County, Montana:


Lot 13 in Block "H" of the Amended Map of Black Addition to the City of Helena, according to the official map or plat on file and of record in the Office of the Clerk and Recorder of Lewis and Clark County, Montana.

SUBJECT TO covenants, conditions, restrictions, provisions, easements and encumbrances apparent or of record.

TOGETHER WITH any and all other water and water rights, ditches and ditch rights appurtenant to the above-described property.

Grantors do hereby covenant that the Grantors are the owners in fee simple of the property; that the property is free from all encumbrances except current years taxes, levies, and assessments, and except U.S. Patent reservations, restrictions, easements of record, and easements visible upon the property; and that Grantors will warrant and defend the same from all lawful claims whatsoever.

Dated this 14 day of October, 2021.

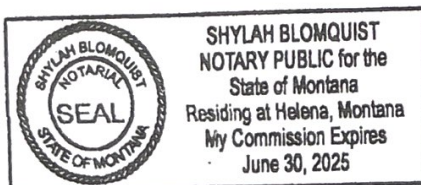


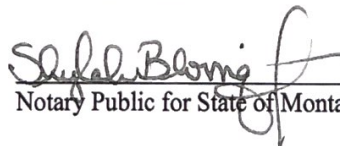
Shawn Paul Fife

STATE OF MONTANA

County of Lewis and Clark

This instrument was acknowledged before me on this 14 day of October 2021, by Shawn Paul Fife.





Notary Public for State of Montana





Shopping Cart: 0 items [\$0.00] 🛒

New Search **Detail** **Payoff** **Help****Property Tax ID:** 2013**Status:** Current**Type:** RE**Owner:** MINKOFF DORIANNE ETAL**History:**

Tax Year	Statement#	Bill Date	Bill Amount	Date Paid	** Paid Amount	Notes
2022	26719	10/24/2022	\$3,337.96	11/23/2022	\$1,668.99 \$0.00	
2021	15355	10/23/2021	\$3,501.50	12/2/2021 5/24/2022	\$1,750.77 \$1,750.73	
2020	16375	10/21/2020	\$3,450.69	11/30/2020 5/13/2021	\$1,725.36 \$1,725.33	
2019	16305	10/25/2019	\$3,455.79	11/12/2019 5/19/2020	\$1,727.91 \$1,727.88	
2018	19203	10/24/2018	\$3,266.51	11/9/2018 5/17/2019	\$1,633.28 \$1,633.23	
2017	16235	10/30/2017	\$3,078.42	11/27/2017 5/9/2018	\$1,539.23 \$1,539.19	
2016	15052	11/03/2016	\$2,572.07	11/22/2016 5/18/2017	\$1,286.06 \$1,286.01	
2015	14043	10/22/2015	\$2,541.96	11/13/2015 5/11/2016	\$1,271.01 \$1,270.95	
2014	14007	10/22/2014	\$2,853.46	11/17/2014 5/20/2015	\$1,426.75 \$1,426.71	
2013	20607	10/23/2013	\$2,773.39	11/18/2013 5/22/2014	\$1,386.71 \$1,386.68	
2012	22309	10/22/2012	\$2,665.87	11/20/2012 5/15/2013	\$1,332.94 \$1,332.93	
2011	19674	10/20/2011	\$2,633.33	11/23/2011 5/15/2012	\$1,316.68 \$1,316.65	
2010	24313	10/28/2010	\$2,604.66	11/23/2010 5/19/2011	\$1,302.34 \$1,302.32	
2009	19732	11/02/2009	\$2,466.95	11/19/2009 5/27/2010	\$1,233.48 \$1,233.47	
2008	29967	10/24/2008	\$2,368.09	11/20/2008 5/15/2009	\$1,184.06 \$1,184.03	
2007	3015339	10/25/2007	\$2,274.22	11/26/2007 5/22/2008	\$1,137.14 \$1,137.08	

**** Paid Amount may include penalty & interest**

Note: The accuracy of this data is not guaranteed. Property Tax data was last updated 12/19/2022 03:00 PM.

Send Payments to:
Lewis & Clark County
316 North Park Ave; Room #113
Helena, Montana 59623

Phone: (406) 447-8329
Email: propertytax@lccountymt.gov



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