



Kyle Holland, **Planner II**
Community Development Department
316 North Park Avenue, Room 445
Helena, MT 59623

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

helenamt.gov

Date: October 26, 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 minimum setback for a front lot line from 10' to 4', for a property with a legal description of Lots 4, 5, 6, 7, and 8 in Block 17 of the Original Townsite to the City of Helena, Lewis & Clark County, Montana.

The reason for this variance is to construct a sunroom addition.

This property is located at 201 State St.

OVERVIEW

GENERAL INFORMATION

DATE OF APPLICATION: Application received September 27, 2023

PUBLIC HEARING DATE: Board of Adjustment - 5:30 p.m., Tuesday, November 7, 2023

PROPERTY OWNER: Felomina Genilla and William H. Garvin
MAILING ADDRESS: 212 State Street, Helena, MT 59601
CONTACT NUMBER: (406) 443-3359
EMAIL ADDRESS: felominawill@yahoo.com

PROPERTY ADDRESS: 201 State Street, Helena, MT 59601

LEGAL DESCRIPTION: Lots 4, 5, 6, 7, and 8 in Block 17 of the Original Townsite to the City of Helena, Lewis & Clark County, Montana

PRESENT LAND USE: Single dwelling unit
PRESENT ZONING: R-O

ADJACENT LAND USE:

North: R-O – Vacant – Owned by Lewis and Clark County
South: R-O – Vacant – Owned by applicant
R-O – Vacant – Owned by City of Helena
R-O- Residential – Multiple Dwelling Units
East: R-O – Vacant – Owned by applicant
R-O – Vacant – Owned by City of Helena
West: TR – Residential – Multiple Dwelling Units – Helena Housing Authority

VARIANCE PROPOSALS:

1. A variance from Section 11-4-2 to decrease the minimum setback for a front lot line from 10’ to 4’, for a property with a legal description of Lots 4, 5, 6, 7, and 8 in Block 17 of the Original Townsite to the City of Helena, Lewis & Clark County, Montana.

HISTORY OF APPLICABLE PERMITTING ACTION:

- 1) August 2016 – Demo and rebuild entry and stairs
- 2) 1982-2006 – Various permits for reroofing, interior remodel, carport, and plumbing
- 3) Earliest permit on file is September 1966 to replace a porch

ZONING EVALUATION for the properties legally addressed as 201 State Street, Helena, MT, located in a R-O zoning district.

ZONING REQUIREMENT	Applicable ZONING REGULATION	PRESENT CONDITION	PROPOSAL	VARIANCE REQUIRED
City Code: §11-4-2 (Table 2) (R-O) Lot requirements by zoning district	Front lot line setback: 10’ Minimum	Existing structure extends over property line along South Warren Street	Build an addition with a setback of 4’	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 Thursday, October 26, 2023, no 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

- 1. A variance from Section 11-4-2 to decrease the minimum setback for a front lot line from 10' to 4', for a property with a legal description of Lots 4, 5, 6, 7, and 8 in Block 17 of the Original Townsite to the City of Helena, Lewis & 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,



Kyle Holland, Planner II

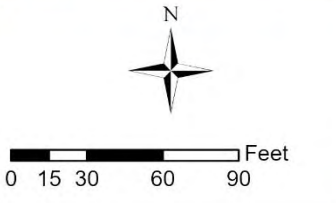
Community Development Department
City-County Building
316 N. Park Ave, Rm 403
Helena, MT 59623

201 State St Zoning Map

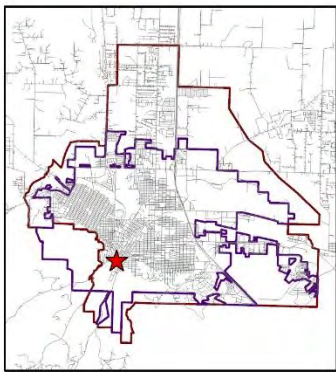


- 201 State St
- Paved
- Oneway
- Oneway
- MT Parcels w Condos

Community Development
 City/County Building
 316 North Park Avenue, Rm. 445
 Helena, MT 59623



Legal Description: HELENA
 TOWNSITE 1869, S31, T10 N,
 R03 W, BLOCK 17, Lot 6 - 8





Kyle Holland, **Planner II**
Community Development Department
316 North Park Avenue, Room 445
Helena, MT 59623

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

helenamt.gov

Date: October 12, 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 November 7th, 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, November 7th, 2023 at 5:30 p. m. in the Commission Chambers, 316 N Park Ave. and 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 minimum setback for a front lot line from 10' to 4', for a property with a legal description of Lots 4, 5, 6, 7, and 8 in Block 17 of the Original Townsite to the City of Helena, Lewis & Clark County, Montana.

The reason for this variance is to construct a sunroom addition.

ADDRESS:

This property is located at 201 State St.

GENERALLY LOCATED:

This property is generally located at the south corner of State St and South Warren 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 403
Helena, MT 59601

201 State St

Zoning Map




201 State St

Paved

Oneway

Oneway

MT Parcels w Condos

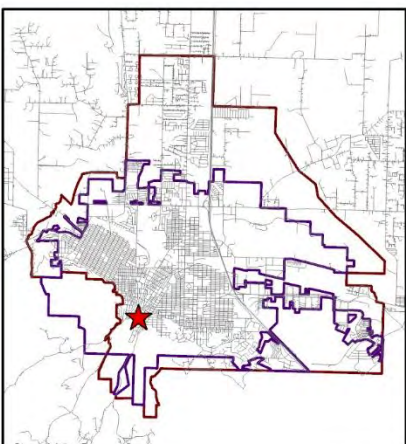


Community Development
City/County Building
316 North Park Avenue, Rm. 445
Helena, MT 59623

N

Feet
0 15 30 60 90

Legal Description: HELENA
TOWNSITE 1869, S31, T10 N,
R03 W, BLOCK 17, Lot 6 - 8





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

SEP 22 2023

City Comm. Dev. Dept.

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

PROPERTY OWNER: Primary Contact?

Name: FELICIA GENILLA + William H. GARVIN Primary Number: 406-443-3359
Address: 212 STATE STREET, HELENA Other Phone: 406-422-7832
Email: felomina.will@yahoo.com

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

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

AUTHORIZED REPRESENTATIVE: Primary Contact?

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

Section A: PLEASE PROVIDE THE INFORMATION REQUESTED BELOW.

Address of Property 201 STATE STREET HELENA MT 59601
Address City State Zip Code

Legal Description (Block & Lots, Subdivision, COS#) BLOCK 17 ; LOTS 5,6,7 ;
ORIGINAL HELENA TOWNSITE

Geocode 05188831221190000 AND 05188831221170000

The most recent deed for impacted property

Lot or Parcel Size (square feet) Lot 5 ≈ 2430 SF ; Lot 6 ≈ 1620 SF ; Lot 7 ≈ 1704 SF

Current and proposed use of structure or property: RESIDENCE FOR CURRENT AND PROPOSED

Current Zoning District RO

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: From 10 ft To 4 ft (+/-)
- 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: _____

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:

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.

PROCEEDING SW, UP WARREN STREET, IS VERY STEEP AND DRAINAGE (AS WELL AS GROUNDWATER) DURING RAIN AND SNOWMELT IS A PROBLEM ... THIS CONSTRUCTION ADDRESSES THAT

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.

THE EXISTING HOUSE HAS A WALK-UP ADDITION PROTRUDING FROM THE NE SIDE. THE WARREN STREET END OF THIS CONSTRUCTION WILL "MIRROR" THAT.

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.

MANY OF THE VICINITY HOUSES ARE CLOSER THAN 10 FEET TO THE PROPERTY LINE ... 212 STATE STREET, 300 STATE STREET AND 210 MILLER STREET ARE THREE ... AND CLOSE.

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 ORIGINAL STRUCTURE WAS BUILT ABOUT 1870, WELL BEFORE ANY ZONING.

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.

A LITERAL INTERPRETATION WOULD BE AESTHETICALLY UNPLEASANT. AS PROPOSED THE CONSTRUCTION WILL MIRROR THE NE SIDE AND WILL "LOOK RIGHT."

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.

THE RESIDENCE IS 852 SQ FT COUNTING STEPS, UNDER THE STEPS, FURNACE ROOM AND DIRT FLOOR IN ONE BASEMENT ROOM... SO THE LIVING IS TIGHT/DIFFICULT. THIS CONSTRUCTION WILL EASE THAT.

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.

I THINK NOT ... NO SPECIAL PRIVILEGE IS REQUESTED AND NONE IS ANTICIPATED

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.

I THINK NOT

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

THE HOUSE IS SPECIAL, THE RUBBLE FOUNDATION WAS BUILT FOR HELENA'S FIRST ICE HOUSE, AFTER WWII THE WOODEN STRUCTURE WAS MOVED ONTO THE FOUNDATION FROM FORT HARRISON; IT WAS

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.

BACHELOR OFFICER QUARTERS, I BOUGHT IT IN 1998 AND HAVE MADE IMPROVEMENTS - ALMOST NONSTOP - EVER SINCE. IN 2017 I BOUGHT THE ADJACENT, UPHILL LOTS SO THAT THIS CONSTRUCTION COULD BE DONE,

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: William A. Davis Date: 27 SEP 2023
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.

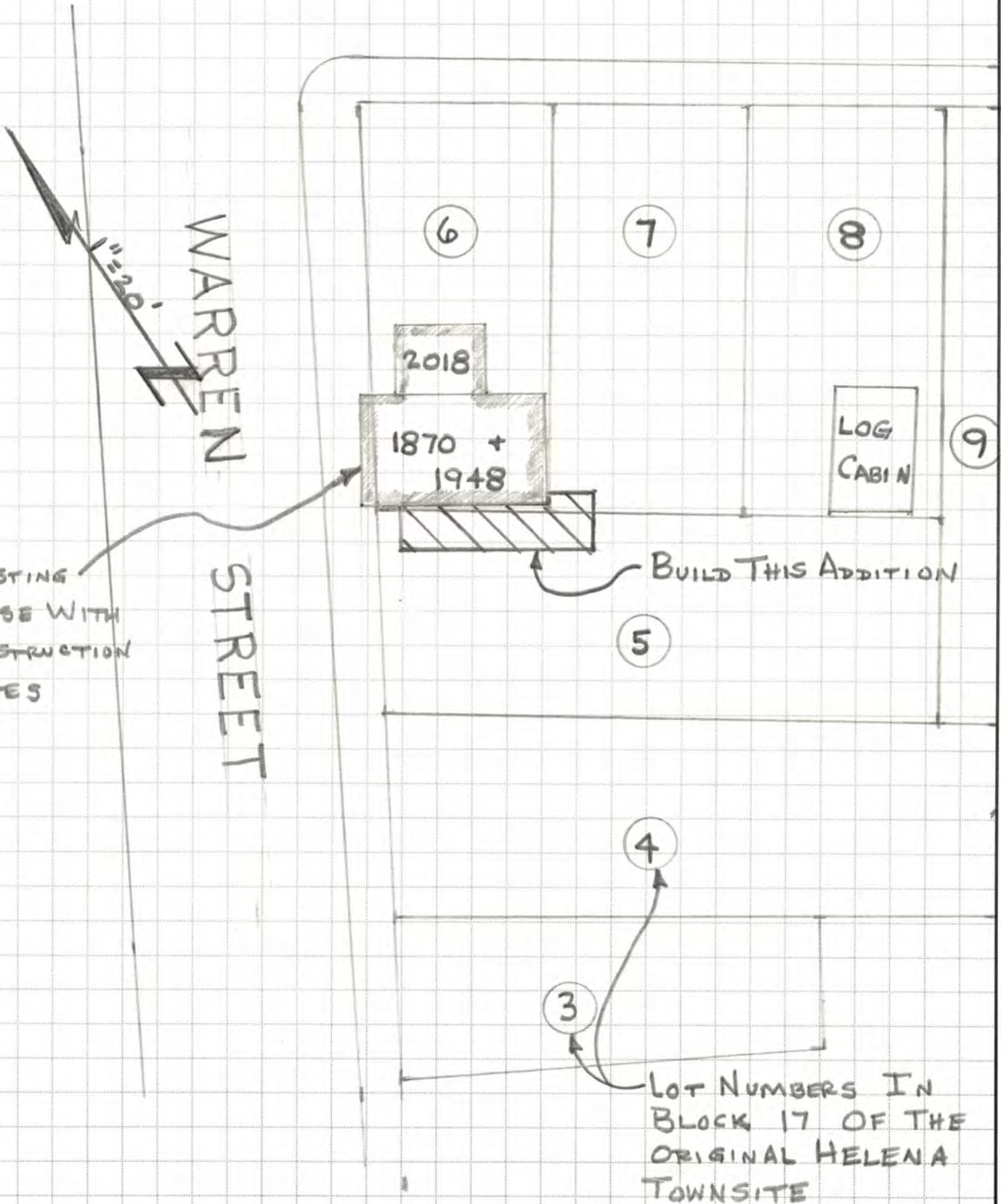
SITE PLANS

- 1" = 20' SCALE
- 1" = 4' SCALE
- ARCHITECT'S 3 PAGES
(NOT ATTACHED)

STATE STREET

WARREN STREET

STREET



EXISTING HOUSE WITH CONSTRUCTION DATES

BUILD THIS ADDITION

LOT NUMBERS IN BLOCK 17 OF THE ORIGINAL HELENA TOWNSITE

BUILD THIS ADDITION

LOT 7 -
LOT 5

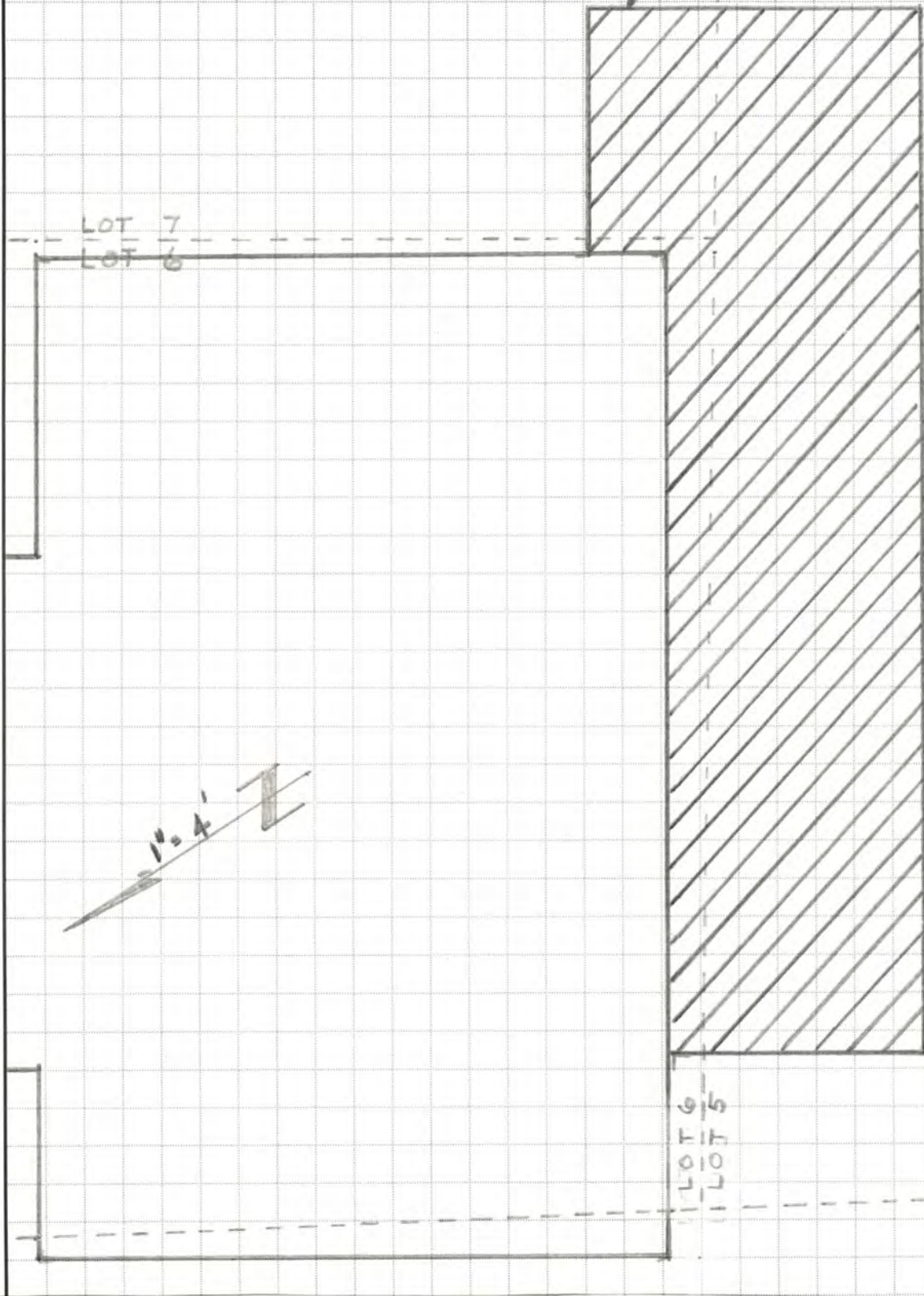
LOT 7
LOT 6

LOT 6
LOT 5

LOT 5
WARREN

CONCRETE CURB/GUTTER EDGE

WARREN STREET



RETURN TO:

WILLIAM GARVIN
212 STATE STREET
HELENA, MT 59601-5736

QUIT CLAIM DEED

For Value Received:

WILLIAM H. GARVIN & FELOMINA GENILLA-GARVIN

Do(es) hereby convey, release, remise and forever quit claim unto

WILLIAM H. GARVIN & FELOMINA GENILLA-GARVIN

The grantees, as joint tenants (and not a tenants in common), and to the survivor of said named joint tenants and to the heirs and assigns of such survivor, the following described premises, in Lewis & Clark County, Montana, to-wit:

LOTS 4, 5, 6, 7, AND 8 IN BLOCK 17 OF THE ORIGINAL TOWNSITE TO THE CITY OF HELENA, LEWIS & CLARK COUNTY, MONTANA.

SUBJECT TO all existing or recorded reservations, exceptions, covenants, restrictions, easements, and documents of record, and matters and easements shown on the Certificate of Survey referenced above; and taxes and assessments for the current year and subsequent years. TO HAVE AND TO HOLD the said premises and appurtenances now held or hereafter acquired by Grantor unto Grantee and the heirs, successors and assigns of Grantee, forever, without warranty of any kind.

Dated: SEPTEMBER 13, 2023.

William H. Garvin
WILLIAM H. GARVIN

Felomina Genilla-Garvin
FELOMINA GENILLA-GARVIN

STATE OF MONTANA, COUNTY OF LEWIS & CLARK

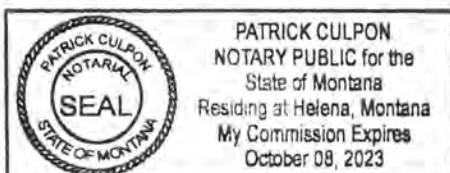
On this 13TH day of SEPTEMBER, 2023.

Before me a notary public in and for said State Personally appeared

WILLIAM H. GARVIN & FELOMINA GENILLA-GARVIN

known to me to be the person(s) whose name(s) are/is subscribed to the within instrument and acknowledged to me that he/she/they executed the same.

[Signature]
Notary Public



REALTY TRANSFER CERTIFICATE

Confidential Tax Document: The information contained in this certificate is confidential by Montana law. Unauthorized disclosure of this information is a criminal offense.

GEOCODE(S) _____

 ASSESSMENT CODE: _____

The Department of Revenue will change the name on ownership records used for the assessment and taxation of real property when this form is fully completed and signed by the preparer. (Please read the attached instructions on page 1 for assistance in completing and filing this form.)

Montana law requires this form be completed and may impose up to a \$500 penalty for failure to file a Realty Transfer Certificate (15-7-304, 15-7-305 and 15-7-310, MCA)

PART 1 - DATE OF TRANSFER (SALE)

07/28/2023 (MM/DD/YYYY)

PART 2 - PARTIES Please complete this section in full; if additional space is required, please attach a separate page

Seller (Grantor)

Name WILLIAM H. GARVIN & FELOMINA GENILLA-GARVIN
 Mailing Address 212 STATE STREET
 (Permanent)
 City HELENA ST MT Zip 59601-5736
 Seller Principal Residence Yes No

Enter the last 4 digits of the SSN or FEIN

SSN XXX - XX - 4882
 SSN XXX - XX - 2401
 FEIN XX - XXX
 Daytime Phone _____
 Email Address _____

Main Geocode
Assessor Code or Parcel #

Buyer (Grantee)

Name WILLIAM H. GARVIN & FELOMINA GENILLA-GARVIN
 Mailing Address 212 STATE STREET
 (Permanent)
 City HELENA ST MT Zip 59601-5736
 Buyer Principal Residence Yes No
 Mailing Address _____
 For Tax Notice _____
 (If different) City _____ ST _____ Zip _____

SSN XXX - XX - 4882
 SSN XXX - XX - 2401
 FEIN XX - XXX
 Daytime Phone _____
 Email Address _____

Transfer to Trustee, Custodian, or other Representative:
 Trust FEIN XX - XXX
 Minor SSN XXX - XXX -

PART 3 - PROPERTY DESCRIPTION Please complete fully; if additional space is required, please attach a separate page.

Legal Description LOTS 4, 5, 6, 7, & 8, BLOCK 17 ORIGINAL TOWNSITE TO THE CITY OF HELENA Attachment

Add/Sub ORIGINAL TOWNSITE OF HELENA Block 17 Lot 4, 5, 6, 7, & 8
 County LEWIS & CLARK City/Town HELENA Section 31 Township 10N Range 3W

PART 4 - DESCRIPTION OF TRANSFER Please complete fully, more than one may apply.

- Sale Gift Barter Nominal or no consideration Part of 1031 or 1033 exchange
 Transfer is subject to a reserved life estate Beneficiary deed
 Distressed sales: Sheriff's deed Trustee's deed Deed in lieu of foreclosure Short sale Other

Transfer by Operation of Law

- Termination of joint tenancy by death Termination of life estate by death Court order or decree (except sheriff's sale) Merger, consolidation, or other business entity reorganization

PART 5 - EXCEPTIONS FROM PROVIDING SALES PRICE INFORMATION Please complete fully, more than one may apply.

- Transfer between husband/wife or parent/child for nominal consideration Transfer in contemplation of death without consideration
 Termination of joint tenancy by death Transfer of property of the estate of a decedent
 Transfer to a revocable living trust Transfer pursuant to court decree (except sheriff's sale)
 Gift Termination of life estate by death
 Correction, modification, or supplement of previously recorded instrument, no additional consideration Transfer by government agency
 Merger, consolidation or reorganization of business entity Tax deed
 Land currently classified as agricultural land and for continued use for agricultural purposes (15-7-307, MCA) Land currently classified as forestland and for continued use for producing timber (15-7-307, MCA)

PART 6 - SALE PRICE INFORMATION Please complete fully, more than one may apply.

Actual Sale Price \$ _____ Value of good will included in sale \$ _____
 Financing: Cash FHA VA Contract Other Was an SID payoff included in the sale price? Yes No
 Terms: New loan OR Assumption of existing loan Did the buyer assume an SID? Yes No
 Value of personal property included in sale \$ _____ Amount of SID paid or assumed: \$ _____
 Value of inventory included in sale \$ _____ Was a mobile home included in the sale? Yes No
 Value of licenses included in sale \$ _____

PART 7 - WATER RIGHT DISCLOSURE Disclosure is only applicable to the property identified in PART 3 above.

- A. Property is served by a public water supply, i.e., city, irrigation district, or water district provides water. B. Seller has no water rights on record with DNRC to transfer. C. Seller is transferring ALL water rights on record with DNRC to the Buyer. D. Seller is dividing or exempting (reserving) water rights. Seller must file Water Right Update form.

X Seller (Grantor) Signature _____ Date _____

PART 8 - PREPARER INFORMATION Preparer's signature is required.

X Signature William H. Garvin Mailing Address 212 STATE STREET
 Name/Title WILLIAM H. GARVIN City HELENA State MT Zip 59601-5736
 (please print) Daytime Phone _____

Clerk and Recorder Use Only

Recording Information: Document No. _____ Book _____ Page _____ Date _____
 Department of Revenue Copy Page 3

Date: 08/21/2023
 Time: 14:31:54

LEWIS AND CLARK COUNTY
 *** REPRINTED ***
 CASH RECEIPT
 2022 REAL ESTATE TAXES

Receipt#	Trans Date	Clerk ID	Batch#	Tax Year	Tax Code	Receipt Total
2368058	06/08/2023	SO	20230608-000405	2022	31515	\$508.55

Legal Owner Name	Legal Description
GARVIN WILLIAM H & FELOMINA GENILLA 212 STATE ST HELENA MT 59601-5736	LOC: 1 GEO: 05-1888-31-2-21-17-0000 TWN: 10 N SCT: 31 RNG: 03 W HLT SubDiv HLT BLK: 17 HELENA TOWNSITE 1869, S31, T10 N, R03 W, BLOCK 17, W 59' OF LTS 4 & 5

Stmt#	MC	Description	1st Half	Status	2nd Half	Status
15727	0000	Tax Distr 01 TIF HLNA URB	0.00		326.08	PAID
15727	0001	STREET MAINT #1	0.00		103.08	PAID
15727	0008	STORM WATER UTL	0.00		23.08	PAID
15727	0016	LANDFILL MONITORING	0.00		3.61	PAID
15727	0061	URBAN FOREST MGMT	0.00		19.50	PAID
15727	0070	OPEN SPACE MAINT	0.00		10.00	PAID
15727	2121	FORESTVALE CEM	0.00		1.38	PAID
15727	2518	OPEN-SPACE LANDS	0.00		2.53	PAID
15727	TIFUR	TIF HELENA URBAN RENEWA	0.00		19.15	PAID
15727	UNIVT	University - TIF District	0.00		0.14	PAID
PAYMENT DATE:					06/08/2023	
TAX AMOUNT:					\$508.55	
PENALTY:						
INTEREST:						
TOTAL:					\$508.55	
RECEIPT TOTAL:					\$508.55	
THIS RECEIPT IS INCLUDED IN A BATCH WITH 3 OTHER RECEIPT(S) TOTALING:					\$1,882.43	

Payment Type	Doc#	Description	Amount
Check	4664	GARVIN RENTALS	2,390.98
TOTAL:			2,390.98

Date: 08/21/2023
 Time: 14:31:19

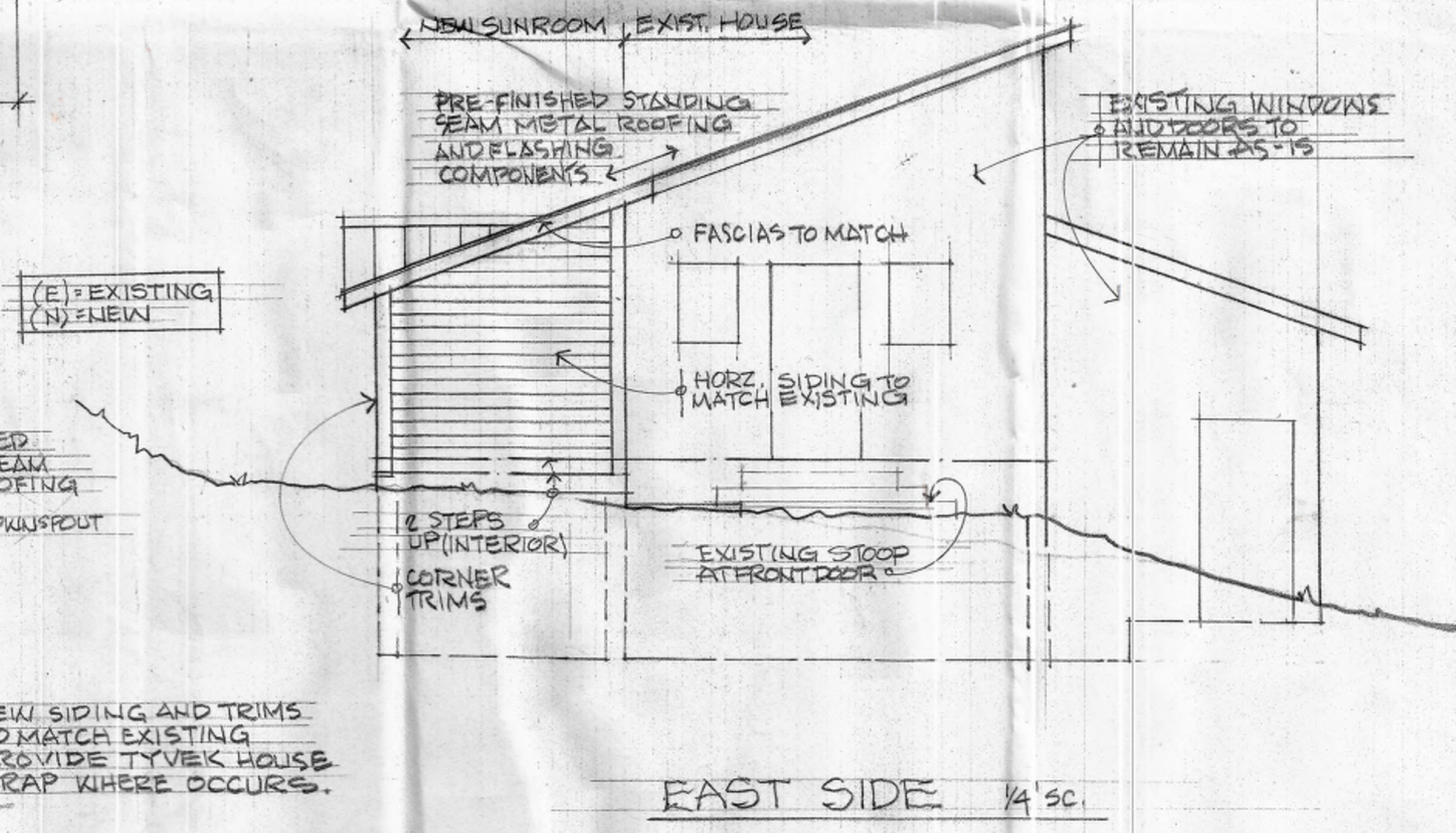
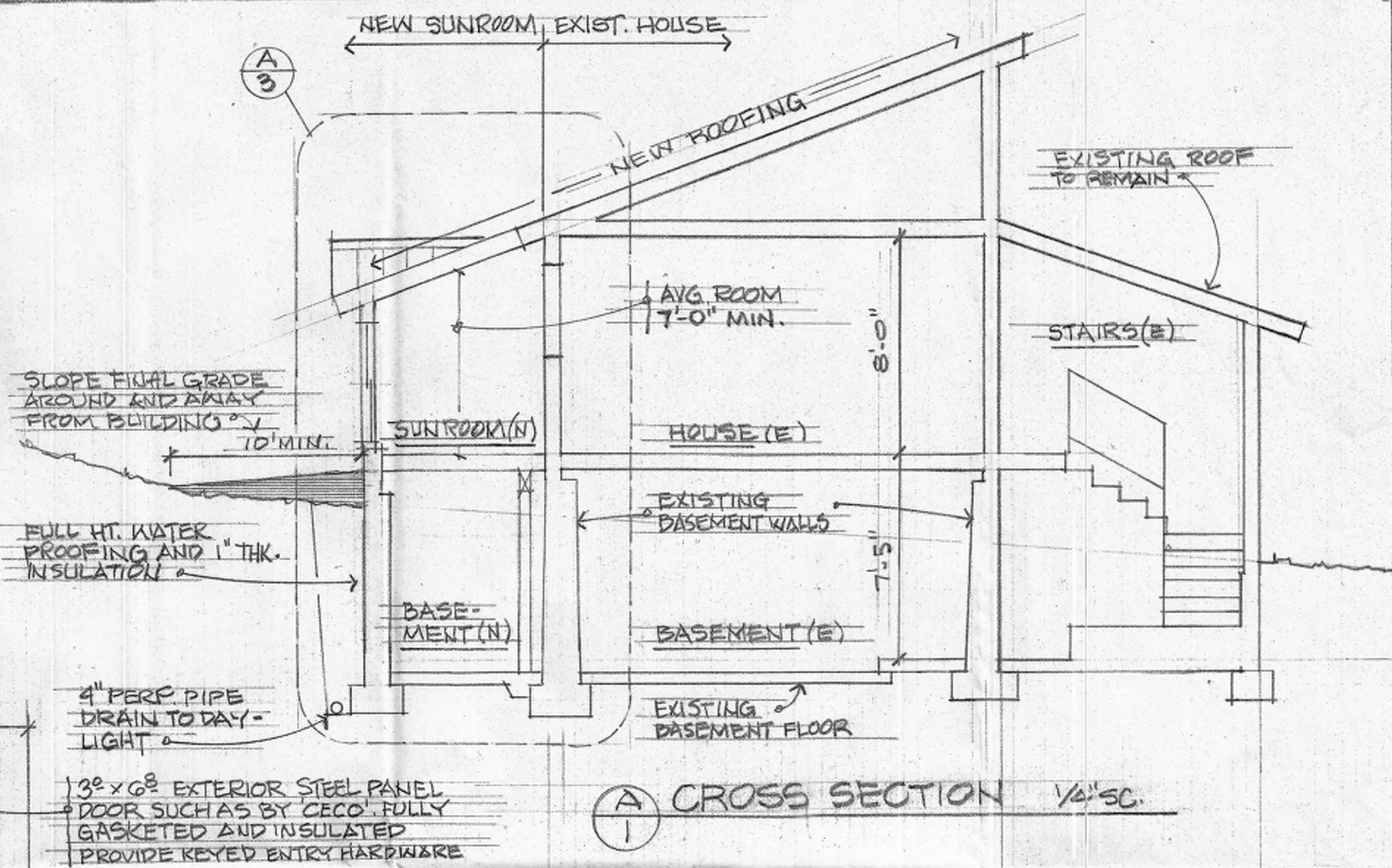
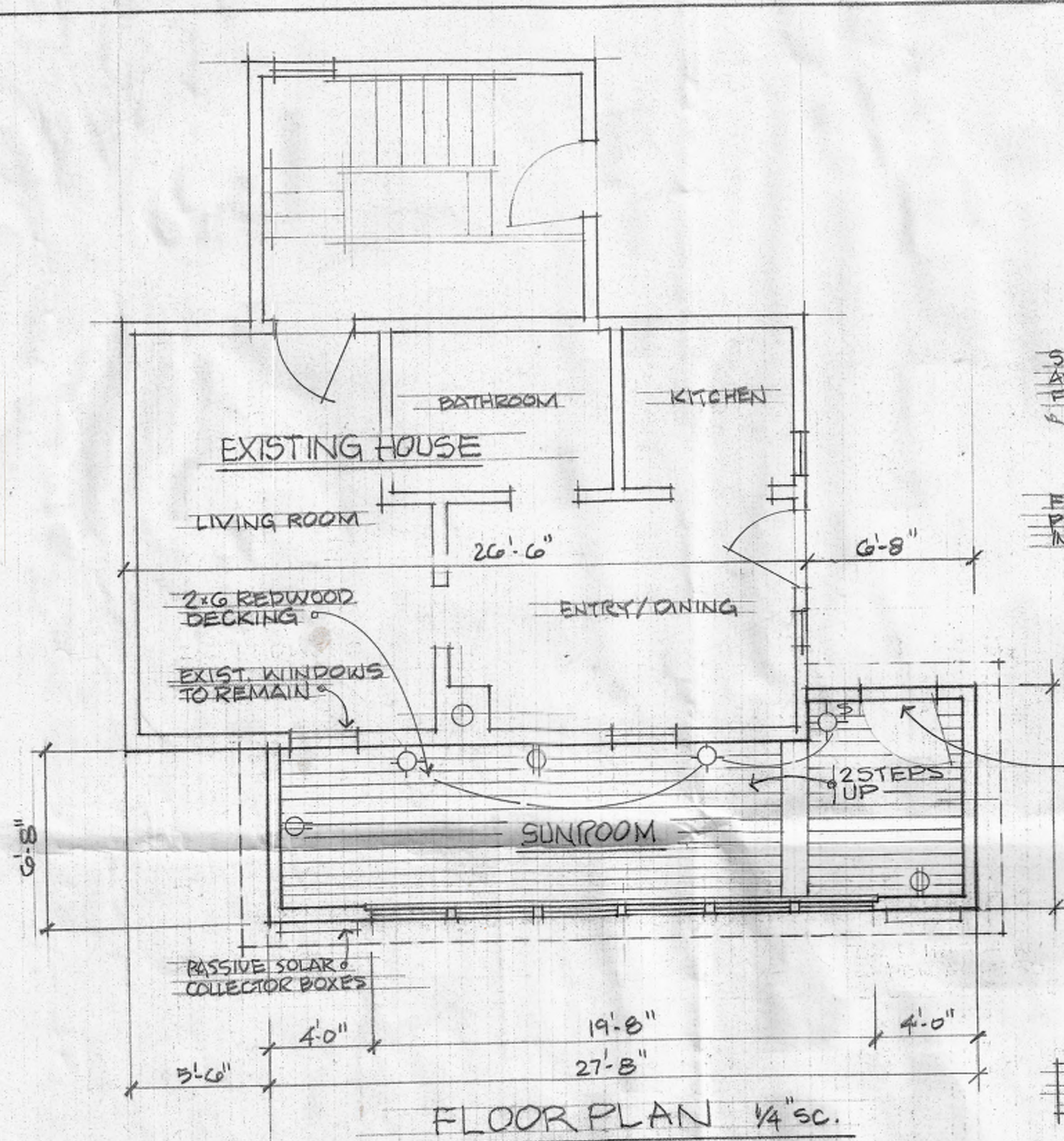
LEWIS AND CLARK COUNTY
 *** REPRINTED ***
CASH RECEIPT
2022 REAL ESTATE TAXES

Receipt#	Trans Date	Clerk ID	Batch#	Tax Year	Tax Code	Receipt Total
2368060	06/08/2023	SO	20230608-000405	2022	4899	\$1,012.52

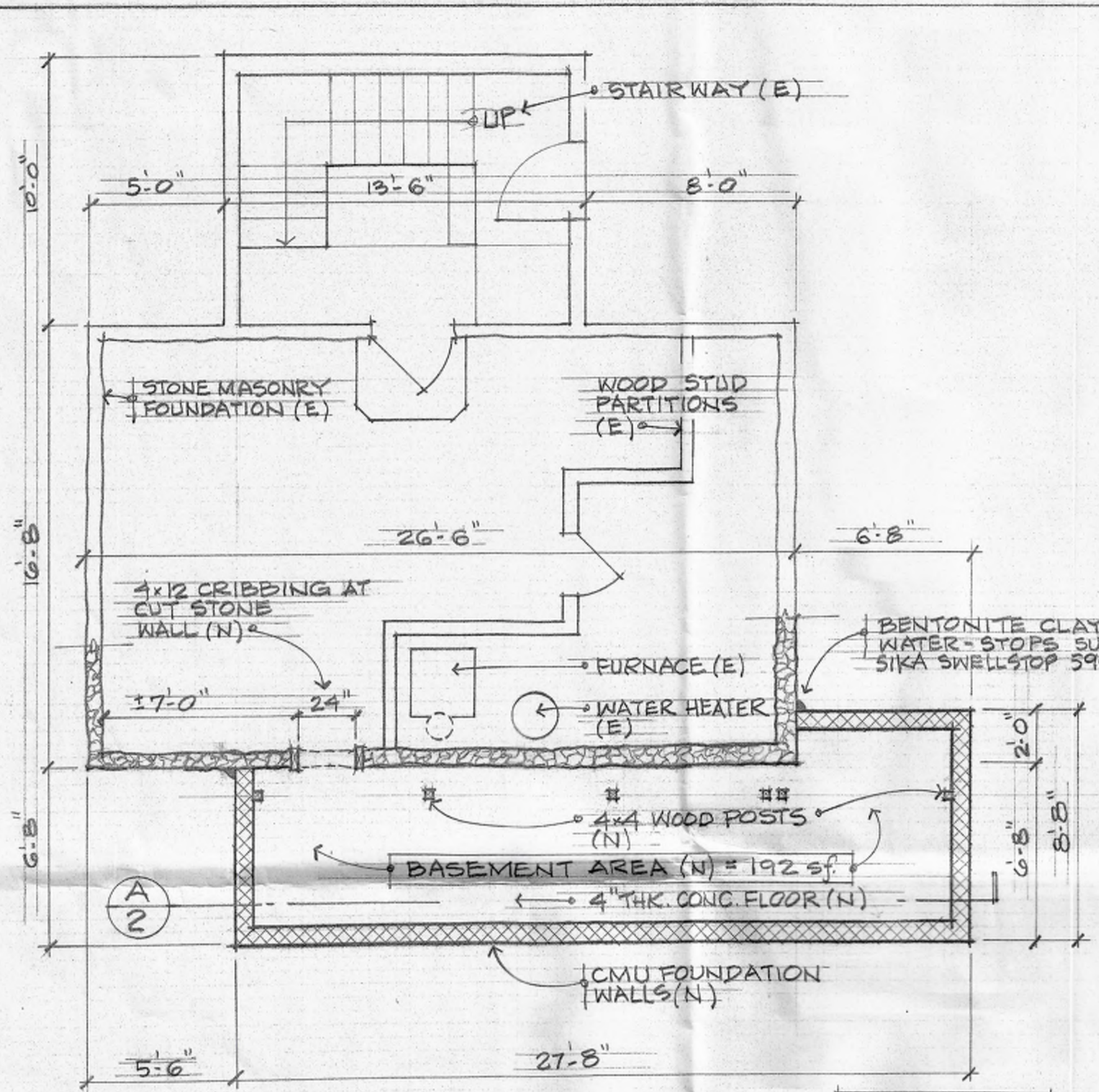
Legal Owner Name	Legal Description
GARVIN WILLIAM H 212 STATE ST HELENA MT 59601-5736	LOC: 1 GEO: 05-1888-31-2-21-19-0000 TWN: 10 N SCT: 31 RNG: 03 W HLT SubDiv HLT LOT: 6 BLK: 17 HELENA TOWNSITE 1869, S31, T10 N, R03 W, BLOCK 17, Lot 6 - 8

Stmt#	MC	Description	1st Half	Status	2nd Half	Status
15725	0000	Tax Distr 01 TIF HLNA URB	0.00		710.46	PAID
15725	0001	STREET MAINT #1	0.00		103.08	PAID
15725	0003	SOLID WASTE	0.00		88.05	PAID
15725	0008	STORM WATER UTL	0.00		23.08	PAID
15725	0016	LANDFILL MONITORING	0.00		3.61	PAID
15725	0061	URBAN FOREST MGMT	0.00		19.50	PAID
15725	0070	OPEN SPACE MAINT	0.00		10.00	PAID
15725	2121	FORESTVALE CEM	0.00		3.01	PAID
15725	2518	OPEN-SPACE LANDS	0.00		5.52	PAID
15725	8000	WATER QUALITY INSIDE CITY	0.00		4.40	PAID
15725	TIFUR	TIF HELENA URBAN RENEWA	0.00		41.50	PAID
15725	UNIVT	University - TIF District	0.00		0.31	PAID
		PAYMENT DATE:			06/08/2023	
		TAX AMOUNT:			\$1,012.52	
		PENALTY:				
		INTEREST:				
		TOTAL:			\$1,012.52	
		RECEIPT TOTAL:			\$1,012.52	
THIS RECEIPT IS INCLUDED IN A BATCH WITH 3 OTHER RECEIPT(S) TOTALING:					\$1,378.46	

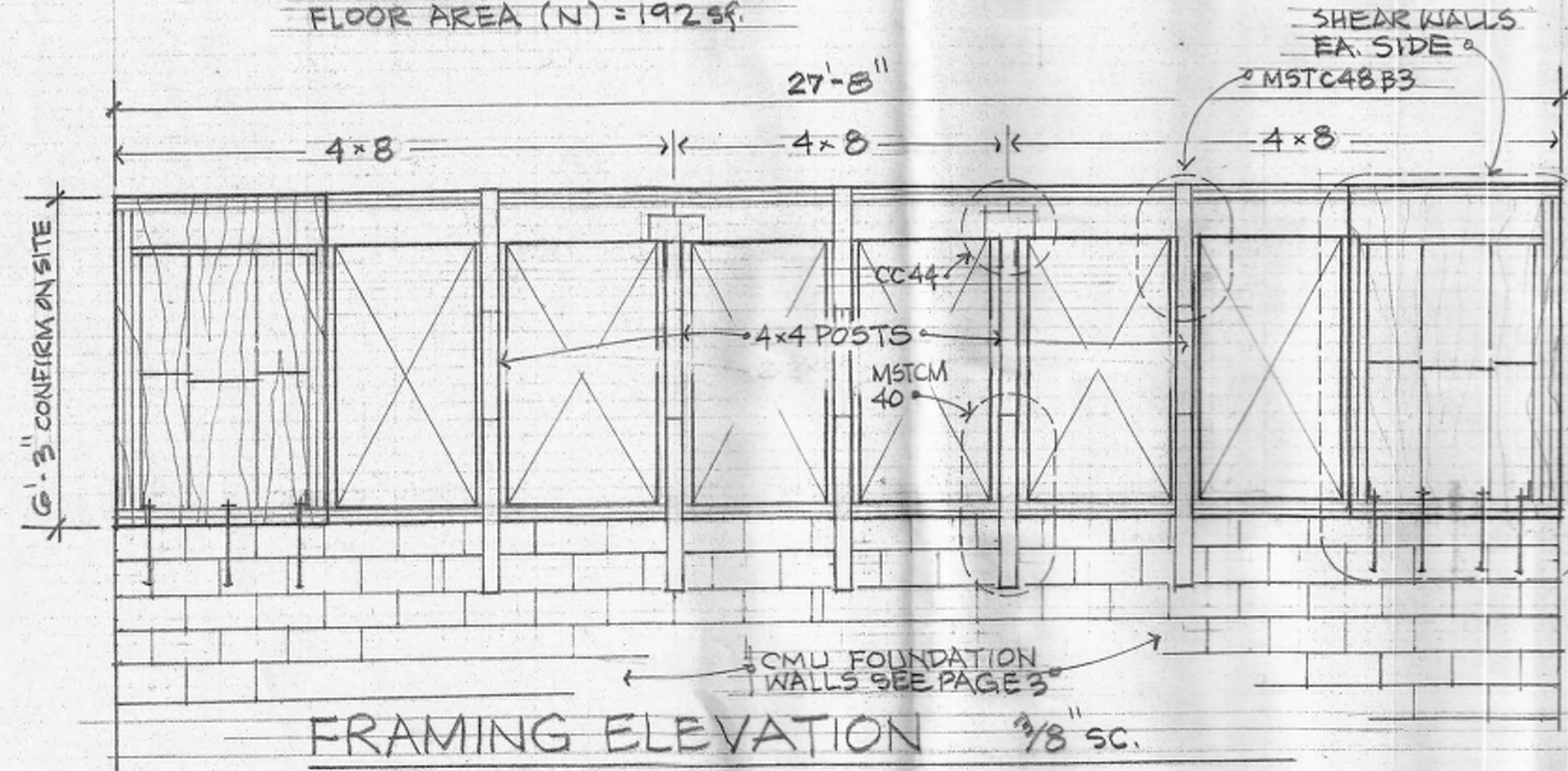
Payment Type	Doc#	Description	Amount
Check	4664	GARVIN RENTALS	2,390.98
TOTAL:			2,390.98



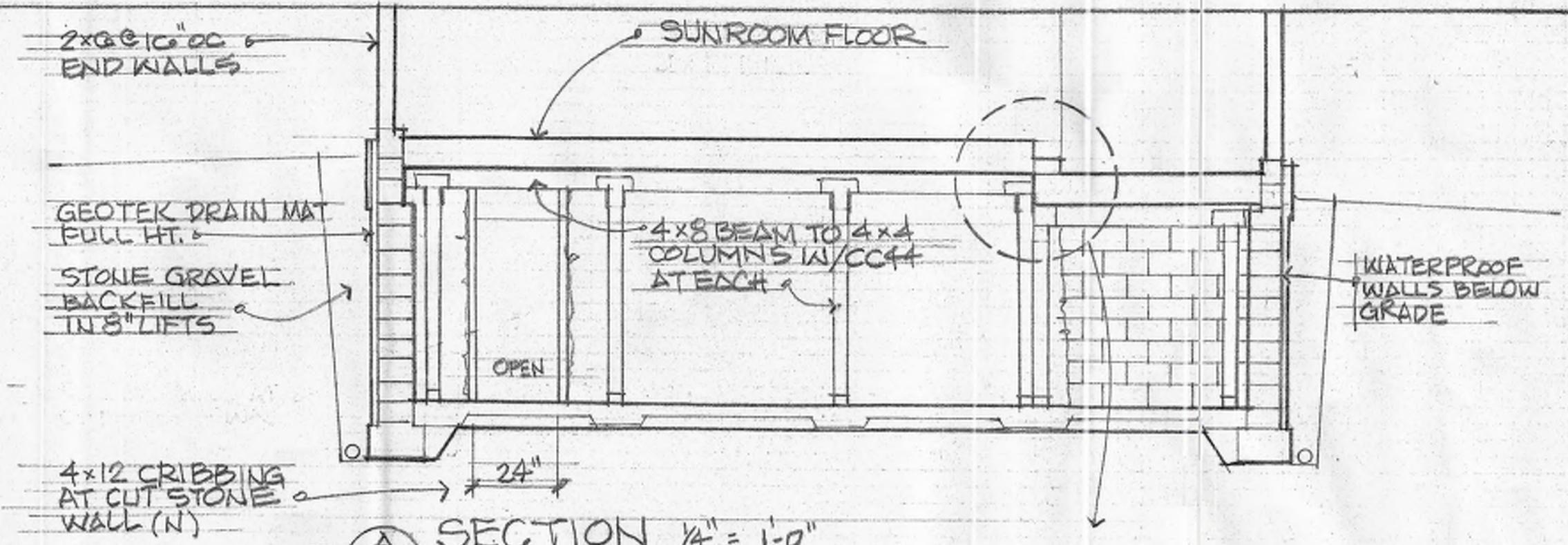
SUNROOM ADDITION	DATE: 4.17.23
FOR: GARVIN RENTALS	PAGE
#201 STATE ST.	1 of 3
HELENA, MT, 59601	



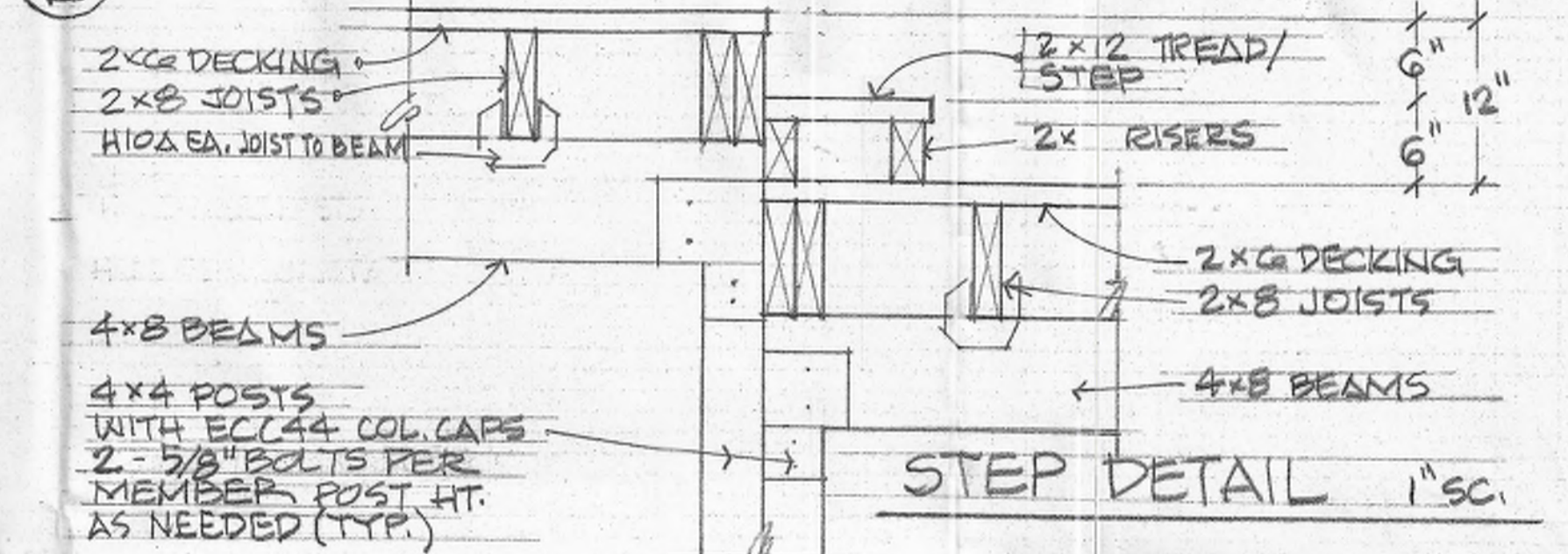
BASEMENT PLAN 1/4" SC.
FLOOR AREA (N) = 192 SF.



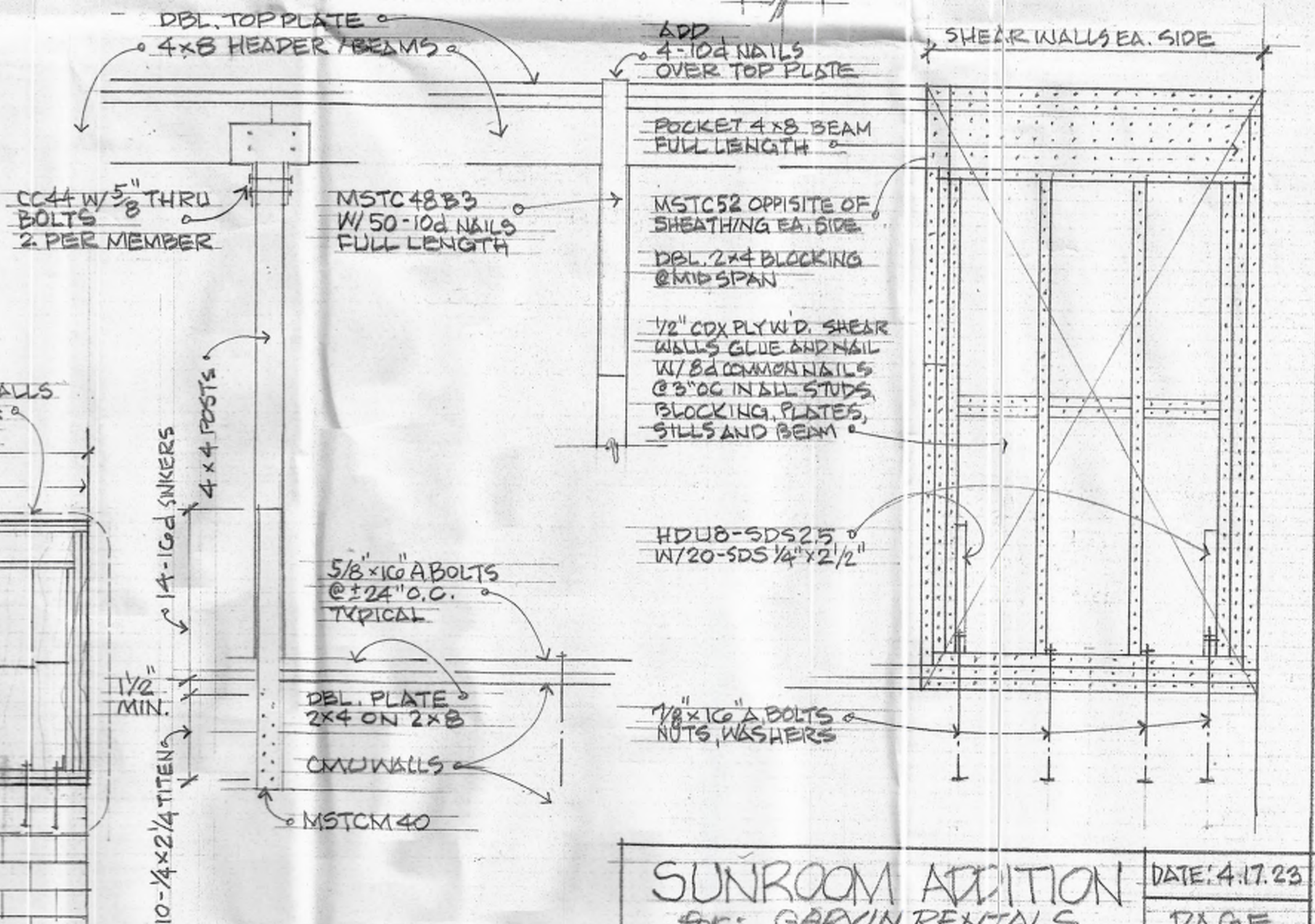
FRAMING ELEVATION 3/8" SC.



SECTION A 1/4" = 1'-0"

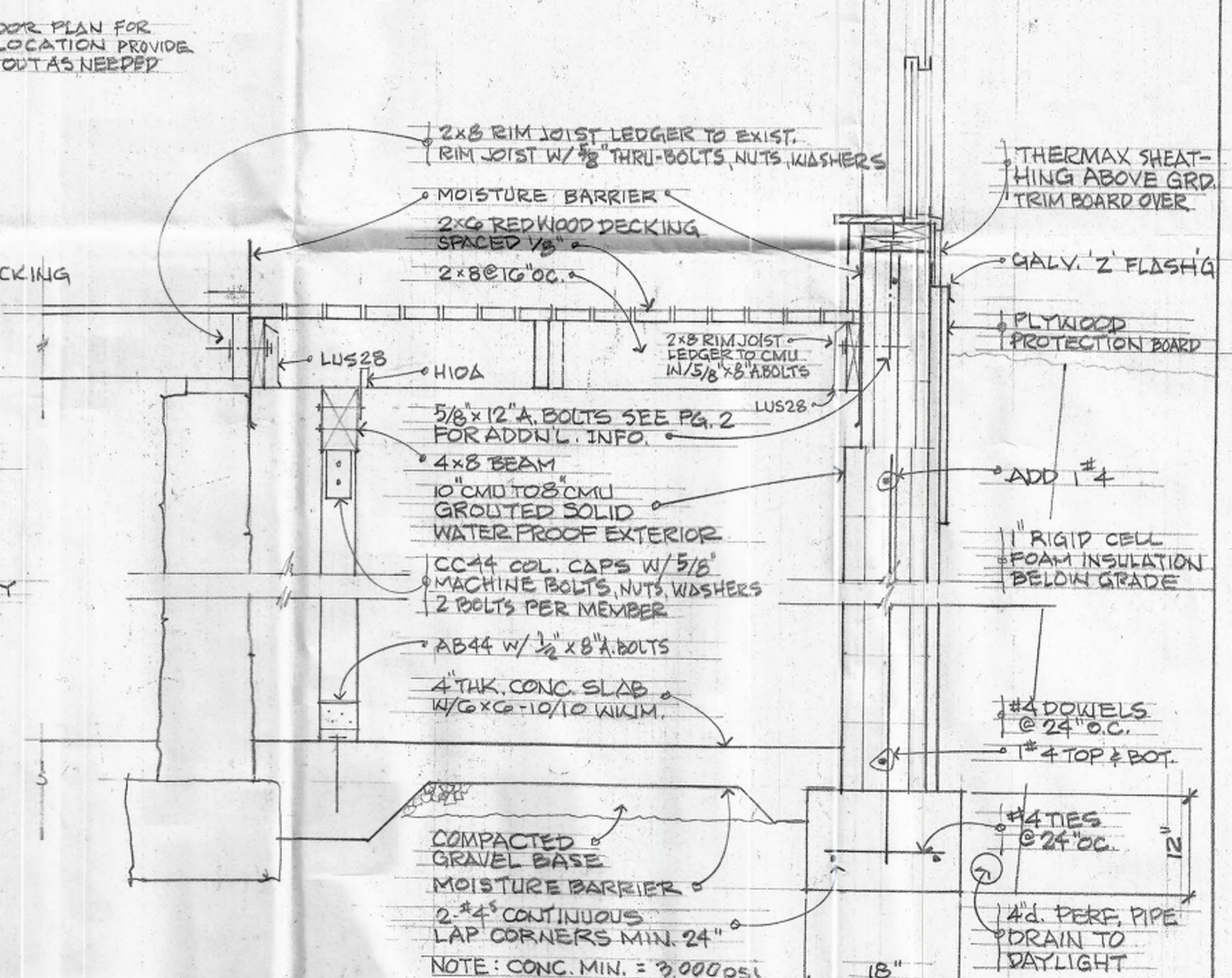
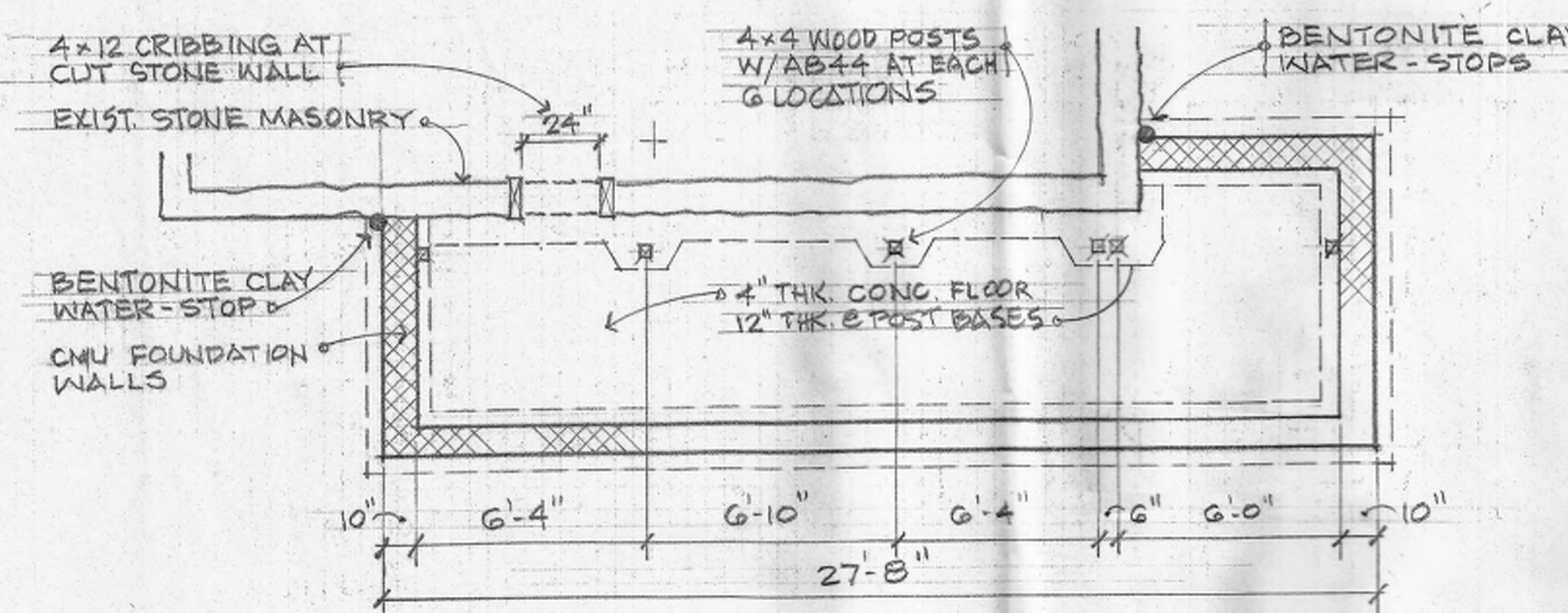
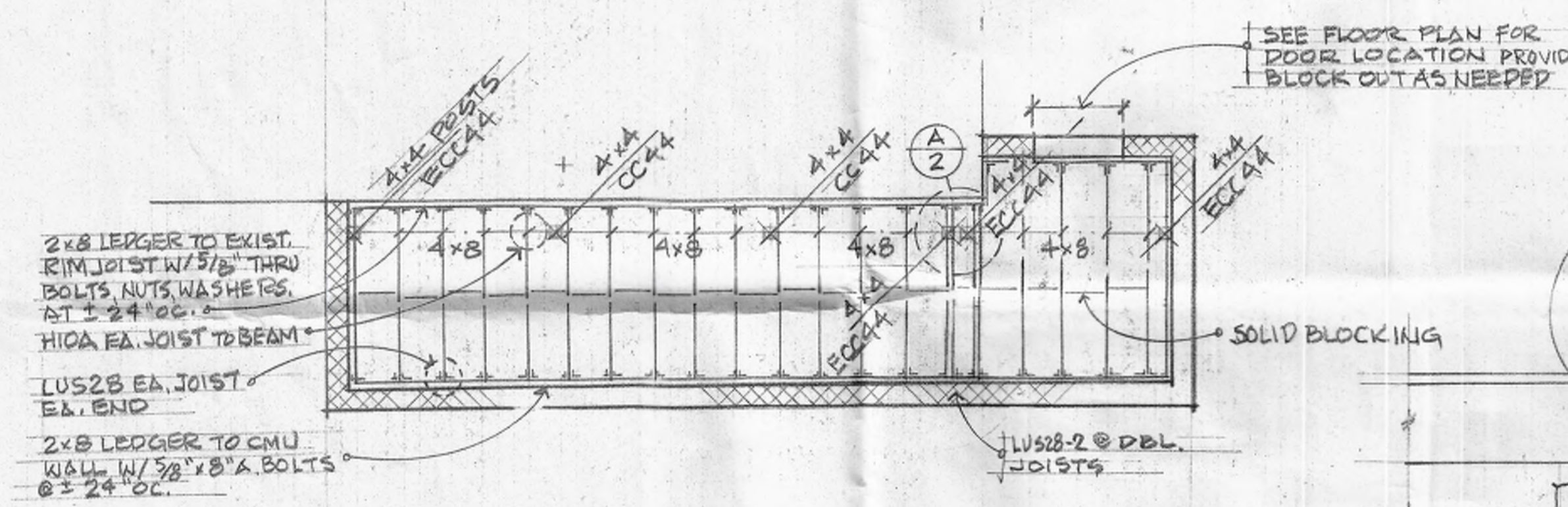
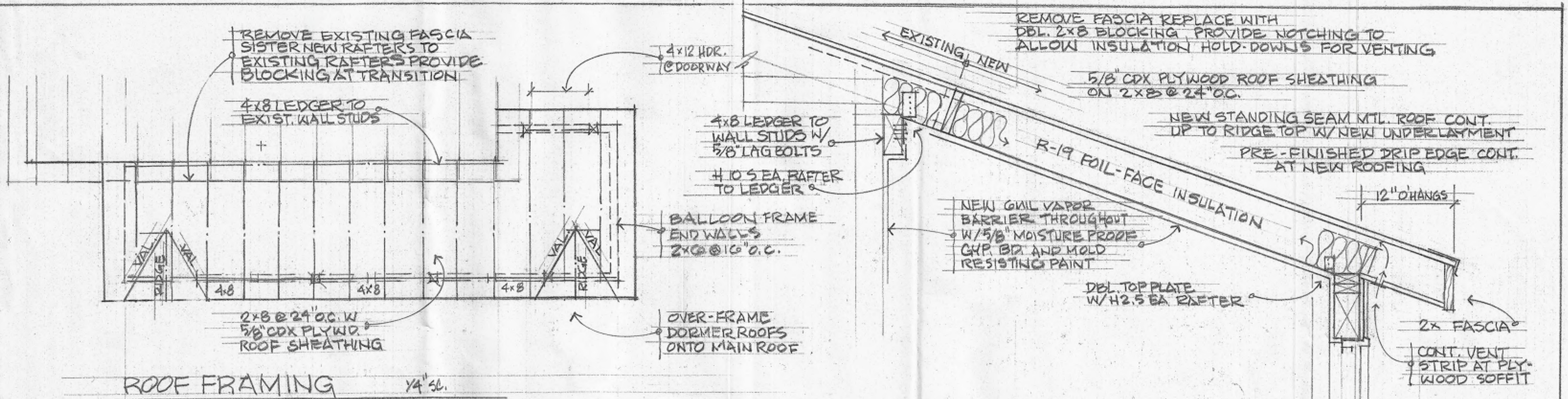


STEP DETAIL 1" SC.

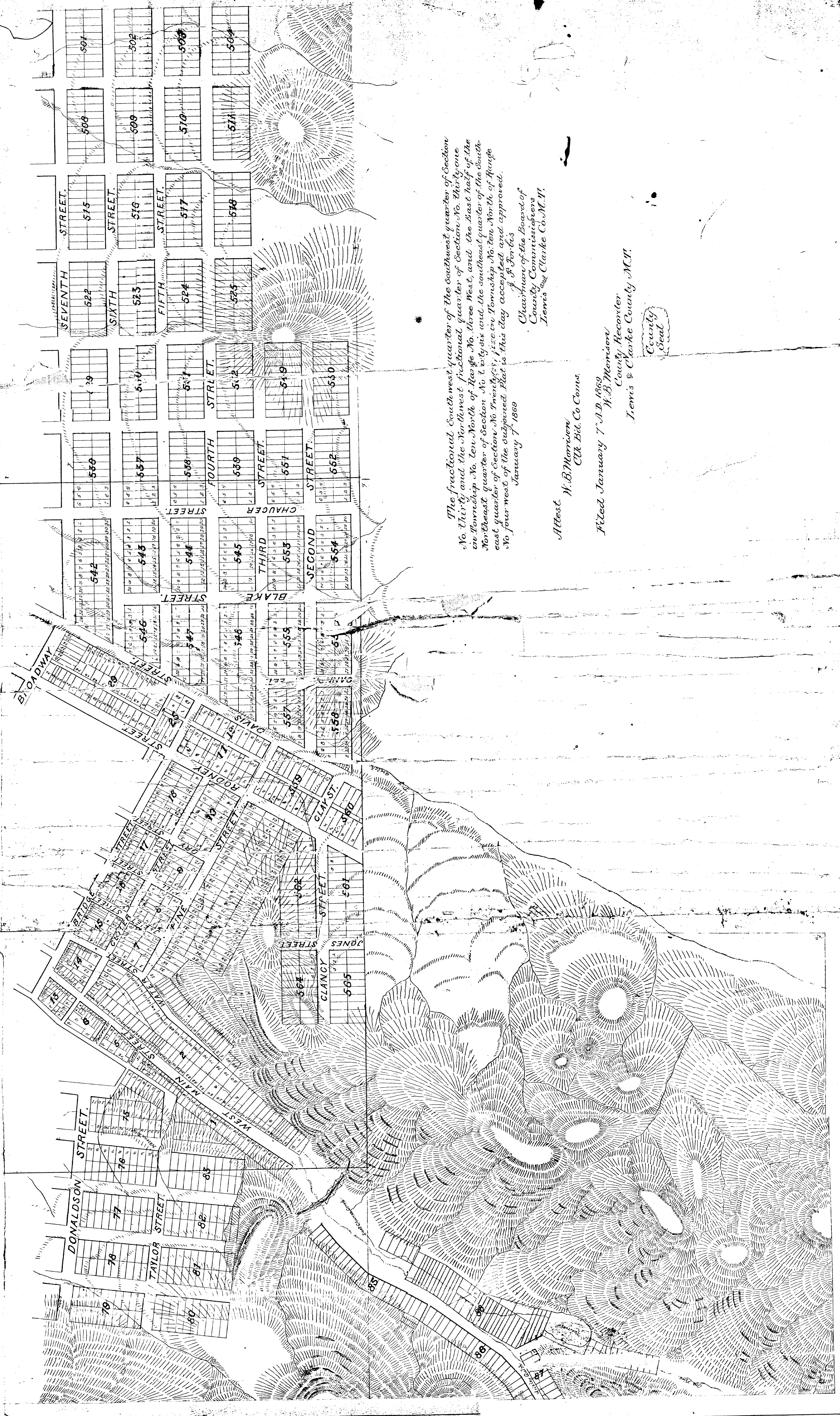


DETAILS B 3/4" SC.

SUNROOM ADDITION	DATE: 4.17.23
for: GARY IN RENTALS	PAGE
#201 STATE ST.	2 of 3
HELENA, MT. 59601	



SUNROOM ADDITION DATE: 4.17.23
 FOR: GARVIN RENTALS PAGE
 #201 STATE ST. 3 of 3
 HELENA, MT. 59601



The fractional southwest quarter of the southwest quarter of Section No. Thirty and the Northwest fractional quarter of Section No. Thirty-one in Township No. Ten North of Range No. Three West, and the East half of the Northeast quarter of Section No. Twenty-six and the southeast quarter of the South east quarter of Section No. Twenty-five, in Township No. Ten North of Range No. four west of the subdivided Plat is this day accepted and approved.

January 7, 1889
 Chairman of the Board of
 County Commissioners
 James and Clarke Co. M.T.

Attest: N. B. Morrison
 Clerk. Bid. Co. Coms.

Filed January 7th A.D. 1889
 N. B. Morrison
 County Recorder
 James & Clarke County M.T.

County Seal

Territory of Montana
 County of Lewis & Clark
 I, _____
 Clerk of the County, do hereby certify
 that this plat is a true and correct
 copy of the original as filed in my
 office on the _____ day of _____
 A.D. 1889.

County Seal

Project Reviews

City of Helena

Project Number: ZBOA2309-001

Description: 201 State St

Applied: **9/27/2023**

Approved:

Site Address: **201 STATE ST**

Closed:

Expired:

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

Status: **RECEIVED**

Applicant: **<NONE>**

Parent Project:

Owner: **GARVIN WILLIAM H & FELOMINA GENILLA**

Contractor: **<NONE>**

Details:

LIST OF REVIEWS

SENT DATE	RETURNED DATE	DUE DATE	TYPE	CONTACT	STATUS	REMARKS
Review Group: ALL						
10/12/2023	10/16/2023	10/26/2023	BUILDING	Kim Mack	APPROVED	
Notes:						
No comments at this time. Full building review will be completed when plans are submitted for permits.						
10/12/2023		10/26/2023	CITY ATTORNEY	Attorney Bucket		
Notes:						
10/12/2023	10/24/2023	10/26/2023	ENGINEERING	Tyson Lesmeister	NO COMMENT	
Notes:						
10/12/2023	10/23/2023	10/26/2023	FIRE	Lou Antonick	APPROVED	
Notes:						
10/12/2023		10/26/2023	POLICE	Police Bucket		
Notes:						
10/12/2023	10/13/2023	10/26/2023	PUBLIC WORKS	JAMIE CLARK	NO COMMENT	
Notes:						
10/12/2023		10/26/2023	TRANSPORTATION SYSTEMS	Mark Young		
Notes:						

Project Reviews

City of Helena

Review Group: AUTO

9/27/2023		9/30/2023	DIRECTOR REVIEW	Christopher Brink		
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Notes: