



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 side lot line from 8' to 7' for a property with a legal description of S31, T10 N, R03 W, C.O.S. 516083, Acres 5.229, Tract A-2 in Hawkeye Lode MS 314.

The reason for the variance is to maintain minimum access width for a new gift tract.

This property is located at 519 1st St.

OVERVIEW

GENERAL INFORMATION

DATE OF APPLICATION: Application received September 29, 2023

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

PROPERTY OWNER: Sarah Maddock
MAILING ADDRESS: 519 1st Street, Helena, MT 59601
CONTACT NUMBER: (406) 469-8753

APPLICANT: Mike Newhouse
MAILING ADDRESS: 1229 E. Lyndale AVE, Helena MT 59601
CONTACT NUMBER: (406) 461-4879
EMAIL ADDRESS: mike@jbartengineers.com

PROPERTY ADDRESS: 519 1st St., Helena, MT 59601

LEGAL DESCRIPTION:
S31, T10 N, R03 W, C.O.S. 516083, Acres 5.229, Tract A-2 in Hawkeye Lode MS 314

PRESENT LAND USE: Single dwelling unit
PRESENT ZONING: R-1

ADJACENT LAND USE:
North: R-1 – Residential – Single Dwelling Unit
South: R-1 – Residential – Single Dwelling Unit
East: R-1 – Residential – Single Dwelling Unit

West: R-1 – Residential – Single Dwelling Unit

VARIANCE PROPOSALS:

A variance from Section 11-4-2 to decrease the minimum setback for a side lot line from 8’ to 7’ for a property with a legal description of S31, T10 N, R03 W, C.O.S. 516083, Acres 5.229, Tract A-2 in Hawkeye Lode MS 314.

HISTORY OF APPLICABLE PERMITTING ACTION:

Various remodel, electrical, plumbing, and roofing permits between 1982 and 2015
 May 1994 - An encroachment agreement for a rock wall into the 1st street right of way

ZONING EVALUATION for the properties legally addressed as 519 1st Street, Helena, MT, located in a R-1 zoning district.

ZONING REQUIREMENT	Applicable ZONING REGULATION	PRESENT CONDITION	PROPOSAL	VARIANCE REQUIRED
City Code: §11-4-2 (Table 2) (R-1) Lot requirements by zoning district	Side lot line setback: 8’ Minimum	27’	Divide lots, leaving the parcel with the existing structure a 7’ side lot line setback	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 side lot line from 8' to 7' for a property with a legal description of S31, T10 N, R03 W, C.O.S. 516083, Acres 5.229, Tract A-2 in Hawkeye Lode MS 314.**

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

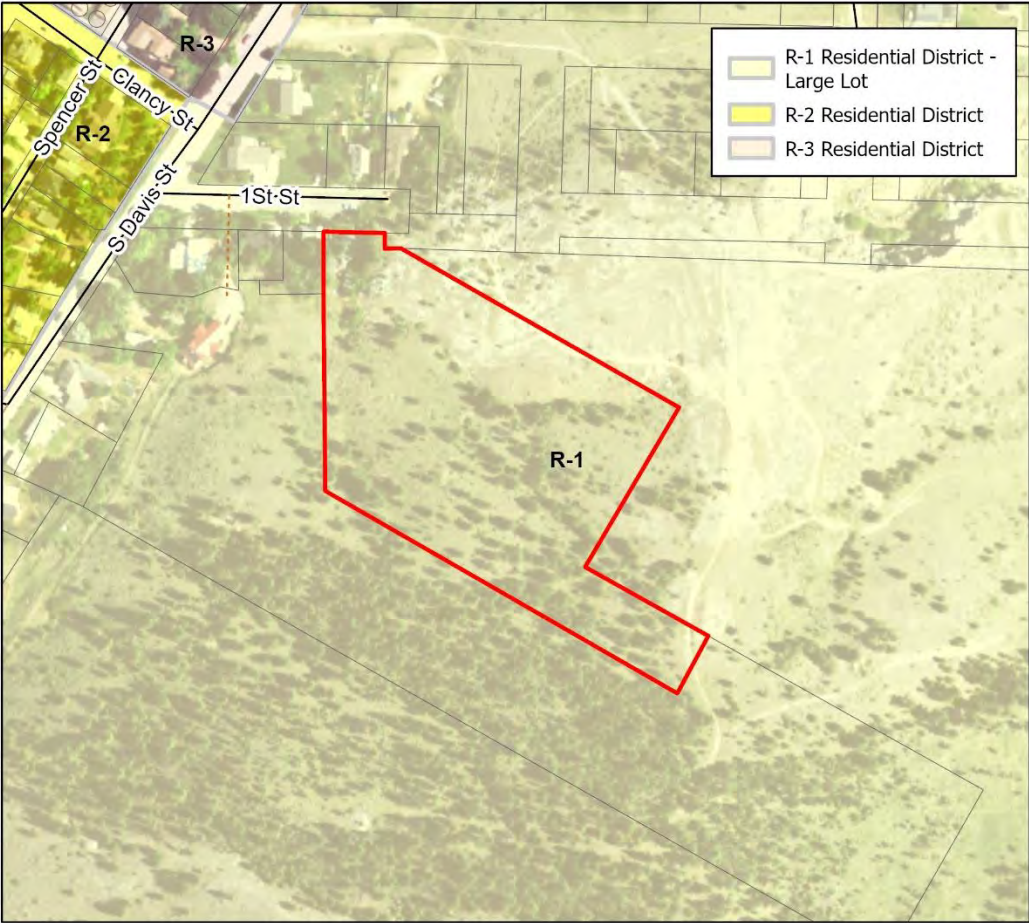
Building Permit: A building permit must be obtained within one (1) year.

Regards,



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

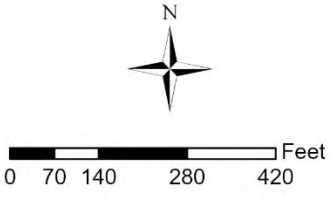
519 1st Street Zoning Map



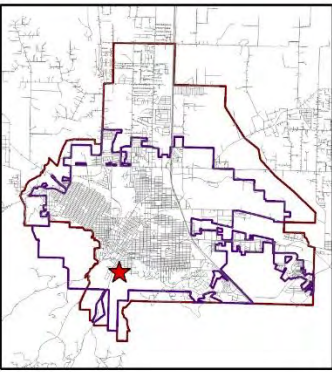
- 519 1st Street
- Paved
- Unpaved
- Driveway
- MT Parcels w Condos



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



Legal Description: S31, T10 N,
R03 W, C.O.S. 516083, ACRES
5.229, TRACT A-2, IN
HAWKEYE LODGE MS 314





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 side lot line from 8' to 7' for a property with a legal description of S31, T10 N, R03 W, C.O.S. 516083, Acres 5.229, Tract A-2 in Hawkeye Lode MS 314.

The reason for the variance is to maintain minimum access width for a new gift tract.

ADDRESS:

This property is located at 519 1st St.

GENERALLY LOCATED:

This property is generally located southeast of the intersection of 1st ST and South Davis.

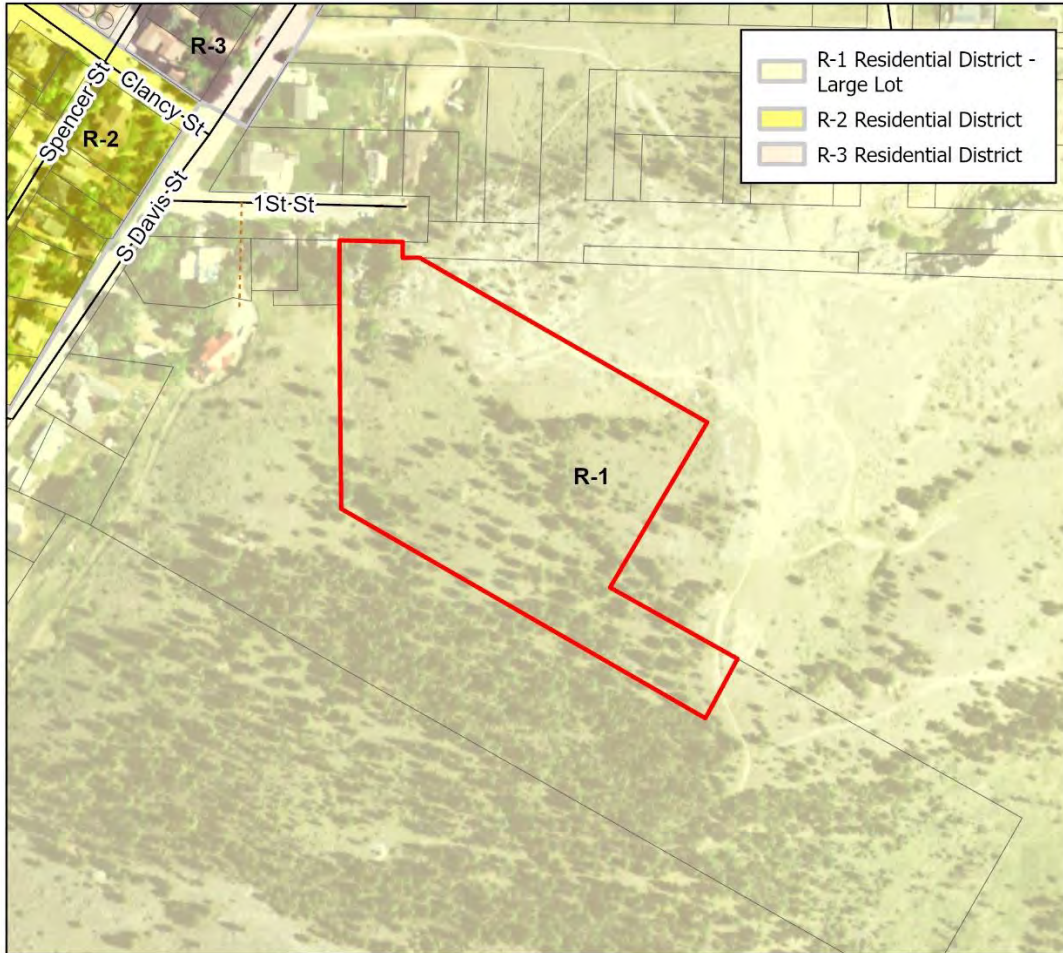
If you have questions concerning the proposed change, please contact the City Planning Division of the Community Development Department at 447-8459.

Sincerely,

Kyle Holland, Planner II
Community Development Department
City-County Building
316 N. Park Ave, Rm 403
Helena, MT 59601

519 1st Street

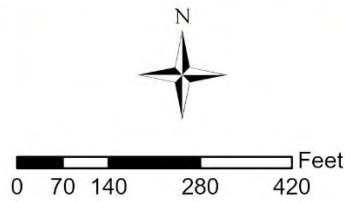
Zoning Map



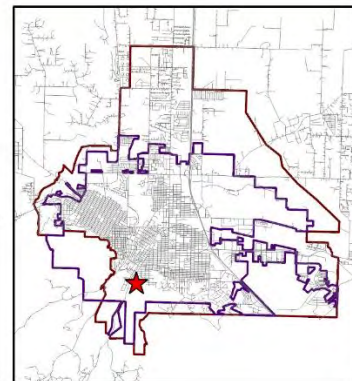
519 1st Street
 Paved
 Unpaved
 Driveway
 MT Parcels w Condos



Community Development
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Legal Description: S31, T10 N,
R03 W, C.O.S. 516083, ACRES
5.229, TRACT A-2, IN
HAWKEYE LODGE MS 314





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: _____

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

PROPERTY OWNER: Primary Contact?

Name: Sarah Maddock
Address: 519 1st Street, Helena MT 59601
Email: _____

Primary Number: 406 459-8753
Other Phone: _____

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

Name: _____
Address: _____
Email: _____

Primary Number: _____
Other Phone: _____
Company: _____

AUTHORIZED REPRESENTATIVE: Primary Contact?

Name: Mike Newhouse
Address: 1229 E. Lyndale Ave, Helena MT 59601
Email: mike@jbartengineers.com

Primary Number: 406.461.4879
Other Phone: _____
Company: J Bar T Engineers

Section A: PLEASE PROVIDE THE INFORMATION REQUESTED BELOW.

Address of Property 519 1st Street, Helena, MT 59601
Address City State Zip Code

Legal Description (Block & Lots, Subdivision, COS#) Tract A-2 of C.O.S. 516083/B

Geocode 05-1888-31-3-01-77-0000

The most recent deed for impacted property

Lot or Parcel Size (square feet) 5.229 acres

Current and proposed use of structure or property: Single family residence with yard shed

Current Zoning District R-1

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 8' to 7'
- 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.

The topography of the site is steep when leaving 1st Street to the south. The existing driveway is narrow, necessitating additional dirtwork to widen and improve the driveway. 20' width is preferred by the Fire Dept. for ingress/egress purposes.

- 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 driveway location is the only location available for ingress/egress to 1st Street. The preferred 20' width necessitates reducing the side yard distance from 8' to 7' for the existing house.

- 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.

The house at 515 1st Street is 2.2' from the side lot line of 519 1st Street. Other houses within the South Davis Street area also have minimal side yard setbacks.

- 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 house at 519 1st Street was constructed in 1885 which pre-dates any property line setbacks.

- 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 denial of the variance would be restrictive to fire department access, possibly putting life and safety at risk.

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 applicant wishes to create a gift tract to her husband. An alternate frontage along 1st Street of 19'
was considered, but this makes emergency service access problematic.

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.

No unreasonable special privilege would be created by granting this variance.

Numerous structures within the S. Davis Street corridor have less than 8' distances from their side yards.

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.

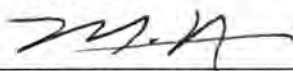
No rebuttable presumption exists for this property at this time.

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

Signed:  Date: 9/25/23
Property Owner

Applicant:  Date: 9/25/2023
(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.

1st STREET (R/W VARIES)

CITY OF HELENA
MISC. BOOK 106, PAGE 647
DOC. No. 258471
NOT A PART OF THIS SURVEY

SOUTH LINE OF THE
ORIGINAL HELENA TOWNSITE

P.O.B.

THIEDE
PARCEL 2A-1
C.O.S. 3297005
NOT A PART OF
THIS SURVEY

LEHFELDT
M&B TRACT
BOOK M23, PAGE 9348
NOT A PART OF
THIS SURVEY

FREISTADT, ET AL
TRACT A-1A
C.O.S. 3304768
NOT A PART OF
THIS SURVEY

TRACT A-2A
0.18 ACRES

TRACT A-2B
GIFT TRACT TO
BRADLY MADDOCK
(HUSBAND)
5.05 ACRES

MADDOCK
TRACT A-2
C.O.S. 516083

OHP OHP OHP OHP OHP OHP OHP OHP OHP OHP OHP

301
YPC4-2523ES

302
YPC4-2523ES

303
YPC4-2523ES

304
YPC4-2523ES

SSMH

20'

502

7.1'

503

504

HOUSE

HOUSE
±750sqft

SHED
±280sqft

MADDOCK
TRACT A-2
C.O.S. 516083

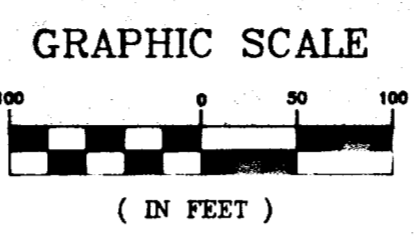
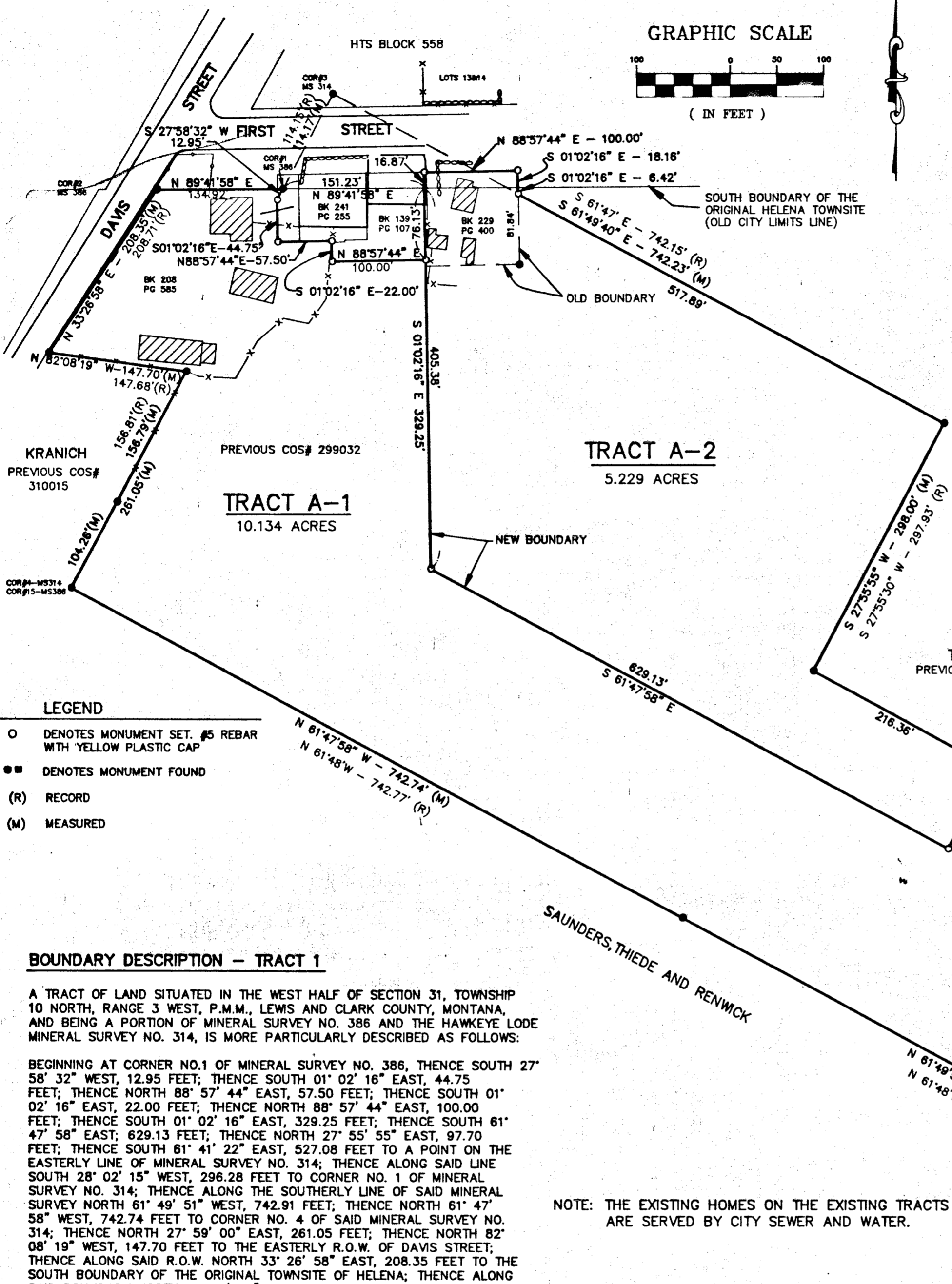
2.2'

5048

CERTIFICATE OF SURVEY

TO RELOCATE THE BOUNDARY BETWEEN 2 EXISTING TRACTS
CREATING TRACTS A-1 AND A-2

[Handwritten signature]



OWNERS OF THE TRACTS
ZUROFF ESTATE

REASON FOR SURVEY
RELOCATION OF A COMMON BOUNDARY

BASIS OF BEARINGS
RECORD BEARING FOR THE WESTERLY LINE OF THE HAWKEYE LODE MS # 314 BETWEEN CORNERS 3 AND 4 (S 27°59' W)

CERTIFICATE OF EXEMPTION
WE, HEREBY CERTIFY THAT THE PURPOSE FOR THIS DIVISION OF LAND IS TO RELOCATE A COMMON BOUNDARY LINE BETWEEN ADJOINING PROPERTIES, AND NO ADDITIONAL PARCELS ARE HEREBY CREATED; THEREFORE, THIS DIVISION OF LAND IS EXEMPT FROM REVIEW AS A SUBDIVISION PURSUANT TO SECTION 76-3-207 (1)(a), M.C.A.

[Signature]
SANDRA M. ZUROFF (ATTORNEY IN FACT FOR THE ZUROFF ESTATE)



STATE OF MONTANA
COUNTY OF _____
ON THIS 15 DAY OF March 1994 BEFORE ME A NOTARY PUBLIC FOR THE STATE OF MONTANA, PERSONALLY APPEARED Shirley A. Hanson KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME.
[Signature]
SHIRLEY A. HANSON
NOTARY PUBLIC FOR THE STATE OF MONTANA
RESIDING AT Cherry, MONTANA
MY COMMISSION EXPIRES 03/31/96

- LEGEND**
- DENOTES MONUMENT SET. #5 REBAR WITH YELLOW PLASTIC CAP
 - DENOTES MONUMENT FOUND
 - (R) RECORD
 - (M) MEASURED

BOUNDARY DESCRIPTION - TRACT 1

A TRACT OF LAND SITUATED IN THE WEST HALF OF SECTION 31, TOWNSHIP 10 NORTH, RANGE 3 WEST, P.M.M., LEWIS AND CLARK COUNTY, MONTANA, AND BEING A PORTION OF MINERAL SURVEY NO. 386 AND THE HAWKEYE LODE MINERAL SURVEY NO. 314, IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT CORNER NO.1 OF MINERAL SURVEY NO. 386, THENCE SOUTH 27° 58' 32" WEST, 12.95 FEET; THENCE SOUTH 01° 02' 16" EAST, 44.75 FEET; THENCE NORTH 88° 57' 44" EAST, 57.50 FEET; THENCE SOUTH 01° 02' 16" EAST, 22.00 FEET; THENCE NORTH 88° 57' 44" EAST, 100.00 FEET; THENCE SOUTH 01° 02' 16" EAST, 329.25 FEET; THENCE SOUTH 61° 47' 58" EAST, 629.13 FEET; THENCE NORTH 27° 55' 55" EAST, 97.70 FEET; THENCE SOUTH 61° 41' 22" EAST, 527.08 FEET TO A POINT ON THE EASTERLY LINE OF MINERAL SURVEY NO. 314; THENCE ALONG SAID LINE SOUTH 28° 02' 15" WEST, 296.28 FEET TO CORNER NO. 1 OF MINERAL SURVEY NO. 314; THENCE ALONG THE SOUTHERLY LINE OF SAID MINERAL SURVEY NORTH 61° 49' 51" WEST, 742.91 FEET; THENCE NORTH 61° 47' 58" WEST, 742.74 FEET TO CORNER NO. 4 OF SAID MINERAL SURVEY NO. 314; THENCE NORTH 27° 59' 00" EAST, 261.05 FEET; THENCE NORTH 82° 08' 19" WEST, 147.70 FEET TO THE EASTERLY R.O.W. OF DAVIS STREET; THENCE ALONG SAID R.O.W. NORTH 33° 26' 58" EAST, 208.35 FEET TO THE SOUTH BOUNDARY OF THE ORIGINAL TOWNSITE OF HELENA; THENCE ALONG SAID BOUNDARY NORTH 89° 41' 58" EAST, 134.92 FEET TO THE TRUE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT CONTAINS 10.134 ACRES.

BOUNDARY DESCRIPTION - TRACT 2

A TRACT OF LAND SITUATED IN THE WEST HALF OF SECTION 31, TOWNSHIP 10 NORTH, RANGE 3 WEST, P.M.M., LEWIS AND CLARK COUNTY, MONTANA, AND PREVIOUSLY KNOWN AS A TRACT DESCRIBED IN BOOK 229 PAGE 400 OF DEEDS AND A PORTION OF THE HAWKEYE LODE MINERAL SURVEY NO. 314, IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH BOUNDARY OF THE ORIGINAL HELENA TOWNSITE, SAID POINT BEARS NORTH 89° 41' 58" EAST, 151.23 FEET FROM CORNER NO. 1 OF MINERAL SURVEY NO. 386; THENCE NORTH 01° 02' 16" EAST, 16.87 FEET TO THE SOUTH LINE OF FIRST STREET; THENCE ALONG SAID LINE NORTH 88° 57' 44" EAST, 100.00 FEET; THENCE LEAVING SAID LINE SOUTH 01° 02' 16" EAST, 18.16 FEET TO THE SOUTH BOUNDARY OF THE ORIGINAL HELENA TOWNSITE; THENCE SOUTH 01° 02' 16" EAST, 6.42 FEET TO A POINT ON THE NORTHERLY LINE OF MINERAL SURVEY NO. 314; THENCE ALONG SAID LINE SOUTH 61° 49' 40" EAST, 517.89 FEET; THENCE LEAVING SAID LINE SOUTH 27° 55' 55" WEST, 298.00 FEET; THENCE SOUTH 61° 41' 22" EAST, 216.36 FEET; THENCE SOUTH 27° 55' 55" WEST, 97.70 FEET; THENCE NORTH 61° 47' 58" WEST, 629.13 FEET; THENCE NORTH 01° 02' 16" WEST, 405.38 FEET TO THE SOUTH BOUNDARY OF THE ORIGINAL HELENA TOWNSITE AND THE TRUE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT CONTAINS 5.229 ACRES.

NOTE: THE EXISTING HOMES ON THE EXISTING TRACTS ARE SERVED BY CITY SEWER AND WATER.

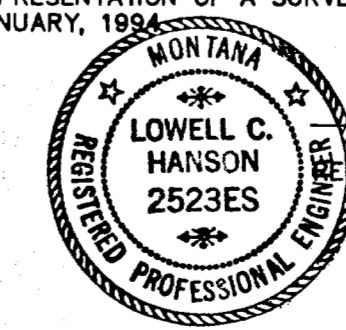
CITY APPROVAL

THE UNDERSIGNED DOES HEREBY CERTIFY THAT IT HAS EXAMINED THIS CERTIFICATE OF SURVEY; AND HAVING FOUND THE SAME TO CONFORM TO CITY REGULATIONS, HEREBY APPROVES IT, THIS 16th DAY OF March, 1994.

[Signature] CITY ENGINEER
[Signature] CITY PLANNING DIRECTOR

CERTIFICATE OF SURVEYOR

I, LOWELL C. HANSON, DO HEREBY CERTIFY THAT THIS CERTIFICATE IS A TRUE REPRESENTATION OF A SURVEY MADE UNDER MY DIRECT SUPERVISION DURING JANUARY, 1994.



[Signature] 2/15/94
LOWELL C. HANSON
REGISTERED ENGINEER & LAND SURVEYOR #2523ES
HELENA, MONTANA

CERTIFICATE OF COUNTY TREASURER

I HEREBY CERTIFY, PURSUANT TO SECTION 76-3-207 (3), MCA, THAT NO REAL PROPERTY TAXES ASSESSED AND LEVIED ON THE LAND DESCRIBED ON THIS PLAT ARE DELINQUENT.

PROPERTY IDENTIFICATION NUMBER (PIN) 1878-31-3-01-77-0000
1878-31-3-01-67-0000
1878-31-3-01-77-Moon

DATED THIS 27th DAY OF March, 1994
[Signature] (P.C.C.)

51608318
PAULETTE DEHART
TREAS / CLK
LEWIS & CLARK CO., MONT.
1994 MAR 29 AM 10:03
[Signature]

Prepared By
L.C. Hanson Co.
CONSULTING ENGINEERS AND SURVEYORS
HELENA, MONTANA

DRAWN BY: LDR	DATE: JAN. 1994
CHECKED BY:	REVISED: 3-14-94
JOB NO: 93-82-00	SHEET: 1 OF 1
1/4 SEC. TWP. RGE.	
31 10N 3W	
LEWIS AND CLARK P.M.M.	

Brady Maddock
519 1st Street
Helena, MT 59601

AND WHEN RECORDED MAIL TO:

Space Above This Line for Recorder's Use Only

QUITCLAIM DEED

For Value Received \$0.00

Brady C Maddock

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

Sarah L Maddock

whose address is 519 1st St. Helena, MT 59601

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

All right, title, and interest together with and after-acquired title,
in and to the following described real property:

S 31, T10N, R03W, C.O.S. S16083, Across S. 229, Tract A-2,
IN HAWKEYE LODGE MS 314


together with its appurtenances.

3416049 B: M62 P: 5449 DEED
09/21/2023 03:35 PM Pages: 1 of 2 Fees: 16.00
Amy Reeves Clerk & Recorder, Lewis & Clark MT



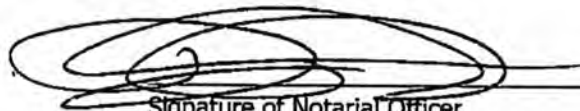
Dated: 9/21/23


Bradly C. Maddock Sr.

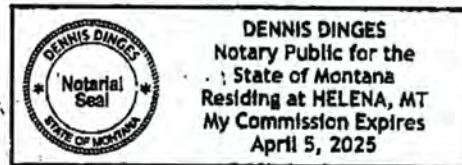

Sarah Lynn Maddock

STATE OF MONTANA }
COUNTY OF ^{SS.} Leizand Clark

This instrument was acknowledged before me on 21st of September 2023 by
Bradly Maddock and Sarah Maddock



Signature of Notarial Officer
Notary Public for the State of Montana
Residing at: Helena
Commission Expires: April 5, 2025



Project Reviews

City of Helena

Project Number: ZBOA2309-002

Description: **519 1st St**

Applied: **9/29/2023**

Approved:

Site Address: **519 1ST ST**

Closed:

Expired:

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

Status: **RECEIVED**

Applicant: **<NONE>**

Parent Project:

Owner: **MADDOCK BRADLY C & SARAH L**

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:						
Building Dept. has no concerns with reduced side yard setback. Presumably, the 20' wide portion of the lot is for access to the remainder of the lot as noted in Evaluation Factors item #1 and no structures will be constructed in the 20' portion.						
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	SEE COMMENTS	
Notes:						
1. FIRE: This project must meet all requirements in 2012 International Fire Code (IFC), Chapter 5, Fire Department Features, especially for fire department access and fire protection water supply.						
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

9/29/2023		10/2/2023	DIRECTOR REVIEW	Christopher Brink		
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Notes: