



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](mailto:kholland@helenamt.gov)

**helenamt.gov**

**Date: March 22, 2024**

**STAFF REPORT**

**To: Helena Board of Adjustment**

**From: Kyle Holland, City Planner II**

**Subject: Consideration of:**

1. A variance from Section 11-4-2 (B) (3) to decrease the setback to the vehicular entrance of a garage from 20 feet to 16.3 feet for a property in a R-2 zoning district with the legal description of Lots 15 and 16 in Block 45 of the Northern Pacific Addition to the City of Helena, Lewis and Clark County, Montana

The reason for this variance is allow for construction of a new two-dwelling unit residence with garages facing North Harris Street that have less than 20 feet of setback to the public right of way.

This Property is addressed as 1537 East Lyndale and 1312 N Harris.

**OVERVIEW**

**GENERAL INFORMATION**

**DATE OF APPLICATION:** Application received February 22, 2024

**PUBLIC HEARING DATE:** Board of Adjustment - 5:30 p.m., Tuesday, April 2, 2024

**PROPERTY OWNER:** Hamlin Family Revocable Living Trust

**APPLICANT:** Ryan Moe

**MAILING ADDRESS:** 900 North Montana Ave, STE A6, Helena MT, 59601

**CONTACT NUMBER:** (406) 671-0038

**EMAIL ADDRESS:** [ryanmoe6@gmail.com](mailto:ryanmoe6@gmail.com)

**LEGAL DESCRIPTION:**

Lots 15 and 16 in Block 45 of the Northern Pacific Addition to the City of Helena, Lewis and Clark County, Montana

PRESENT LAND USE: Vacant

PRESENT ZONING: R-2

ADJACENT LAND USE:

North: R-2- Residential

South: R-2- Residential

East: R-2- Residential

West: R-2- Residential

**VARIANCE PROPOSALS:**

1. A variance from Section 11-4-2 (B) (3) to decrease the setback to the vehicular entrance of a garage from 20 feet to 16.3 feet for a property in a R-2 zoning district with the legal description of Lots 15 and 16 in Block 45 of the Northern Pacific Addition to the City of Helena, Lewis and Clark County, Montana

HISTORY OF APPLICABLE PERMITTING ACTION:

- 1) The property is vacant
- 2) Permits for new water and sewer service in June 2023

**ZONING EVALUATION for the properties legally addressed 1537 East Lyndale, Helena, MT, located in a R-2 zoning district.**

<b>ZONING REQUIREMENT</b>	<b>Applicable ZONING REGULATION</b>	<b>PRESENT CONDITION</b>	<b>PROPOSAL</b>	<b>VARIANCE REQUIRED</b>
<b>City Code:</b> §11-4-2 (B) (3)	The vehicular entrance of a garage must be set back at least twenty feet (20'), measured in a straight line from the vehicular entrance of the garage to the lot line of the property that abuts public right of way designated as a street and has a driveway approach.	Vacant Lot	Construct two-dwelling residence with a 16.3' setback to vehicle entry	Yes

## **BOARD OF ADJUSTMENT VARIANCE CRITERIA**

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

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

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

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

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

### **PUBLIC COMMENT:**

As of Friday, March 22, 2024, one comment has 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**

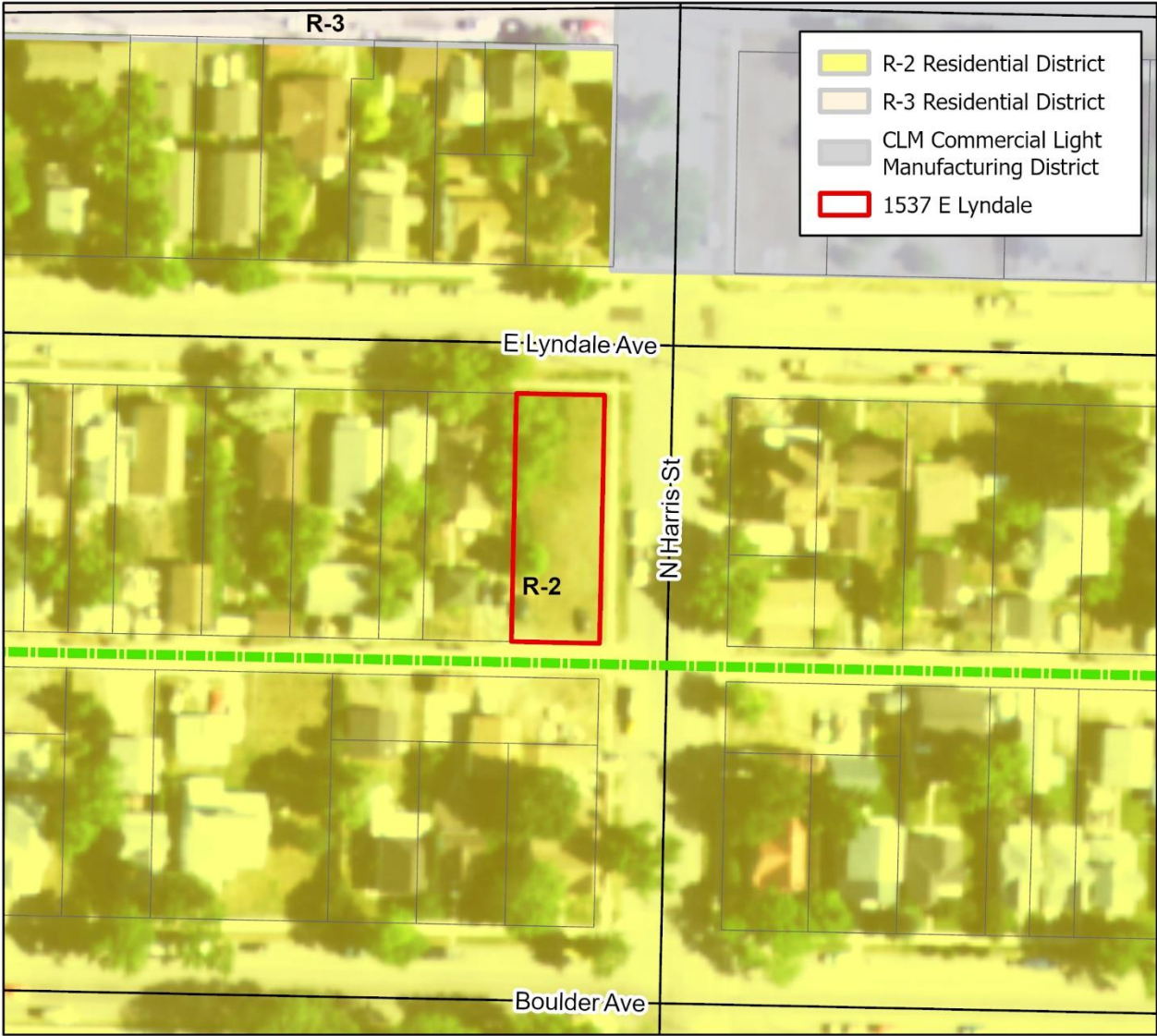
- 1. A variance from Section 11-4-2 (B) (3) to decrease the setback to the vehicular entrance of a garage from 20 feet to 16.3 feet for a property in a R-2 zoning district with the legal description of Lots 15 and 16 in Block 45 of the Northern Pacific Addition to the City of Helena, Lewis and Clark County, Montana**

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 403  
Helena, MT 59623

# 1537 E Lyndale Zoning Map



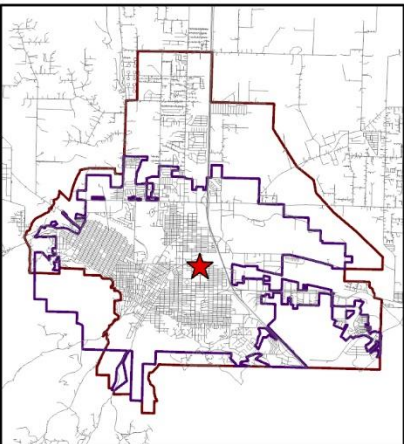
- 1537 E Lyndale
- Paved
- Alley
- MT Parcels w Condos

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

N

0 25 50 100 150 Feet

Legal Description: NORTHERN  
 PACIFIC ADDN, S29, T10 N,  
 R03 W, BLOCK 45, Lot 16



# Project Reviews

## City of Helena

**Project Number: ZBOA2402-003**

Description: **1537 E Lyndale Ave**

Applied: **2/26/2024**

Approved:

Site Address: **1537 E LYNDAL AVE**

Closed:

Expired:

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

Status: **RECEIVED**

Applicant: **Ryan Moe**

Parent Project:

Owner: **HAMLIN JERRY TRUSTEE**

Contractor: **<NONE>**

Details:

### LIST OF REVIEWS

SENT DATE	RETURNED DATE	DUE DATE	TYPE	CONTACT	STATUS	REMARKS
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Review Group: ALL

3/7/2024	3/7/2024	3/21/2024	TRANSPORTATION SYSTEMS	Mark Young	DENIED	See comments.
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Notes:

The twenty-foot (20') garage setback is in place to ensure that vehicles parked on a driveway do not encroach upon or block ADA accessibility along the sidewalk which is stipulated in federal code. Since there is no way to ensure that only "compact" cars are parked in the proposed driveways, allowing the requested variance would potentially allow the accessible path along the public sidewalk to be obstructed.

Note: The proposed structure appears to be located ten feet (10') from the west side lot line. R-2 zoning only requires an eight-foot (8') set back. The structure should be located to take advantage of the existing zoning allowances before requesting a variance from others.

Review Group: AUTO

2/26/2024		2/29/2024	DIRECTOR REVIEW	Christopher Brink		
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Notes:

Review Group: ZONING

3/7/2024	3/7/2024	3/21/2024	ADDRESSING	Jason Danielson	SEE COMMENTS	
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Notes:

1537 E Lyndale Ave and 1312 N Harris St are valid and existing addresses associated to the property, created June 16, 2023. The original application referenced separate structures, which is why two unique addresses were created.

The updated site plan references a duplex with Units A/B. Upon approval, the Addressing Office will reassign existing addresses for the duplex. 1312 N Harris St will be reassigned to 1537 E Lyndale Ave Unit B (1537 E Lyndale Ave, Units A/B).

A structure is assigned an address from the road in which it's accessed. Addresses should be reassigned to N Harris St (Units A/B) if the structure is facing N Harris St.

3/7/2024	3/13/2024	3/21/2024	BUILDING	Kim Mack	APPROVED	
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Notes:

Full building review will be completed. Structure shall be constructed in accordance with code and conditions of comments for BOA and Building permit comments.

# Project Reviews

## City of Helena

3/7/2024		3/21/2024	CITY ATTORNEY	AIMEE HAWKALUK		
Notes:						
3/7/2024		3/21/2024	FIRE	Lou Antonick		
Notes:						
3/7/2024		3/21/2024	HCC	Peggy Benkelman		
Notes:						
3/7/2024		3/21/2024	PARKS	DOUG SMITH		
Notes: There are no comments from the Parks Dept. at this time.						
3/7/2024		3/21/2024	POLICE	Jayson Zander		
Notes:						
3/7/2024		3/21/2024	PUBLIC WORKS	JAMIE CLARK		
Notes:						



Kyle Holland, **Planner II**

**Community Development Department**

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Helena, MT 59623

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**helenamt.gov**

**Date:** March 5, 2024

**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 April 2nd, 2024, 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, April 2nd, 2024 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/j/95139091644>, Meeting ID: 951 3909 1644. Dial in at (346) 248-7799 or find your local Zoom phone number by going to <https://zoom.us/j/95139091644>, 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 (B) (3) to decrease the setback to the vehicular entrance of a garage from 20 feet to 16.3 feet for a property in a R-2 zoning district with the legal description of Lots 15 and 16 in Block 45 of the Northern Pacific Addition to the City of Helena, Lewis and Clark County, Montana

The reason for this variance is allow for construction of a new two-dwelling unit residence with garages facing North Harris Street that have less than 20 feet of setback to the public right of way.

The application and supporting materials for this variance request can be found on the City of Helena website under the current projects of the Community Development Department, Planning Division at <https://www.helenamt.gov/Departments/Community-Development/Planning/Current-Projects>.

**ADDRESS:**

This Property is addressed as 1537 East Lyndale and 1312 N Harris.

**GENERALLY LOCATED:**

This property is generally located on the southwest corner of North Harris Street and East Lyndale Avenue.

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

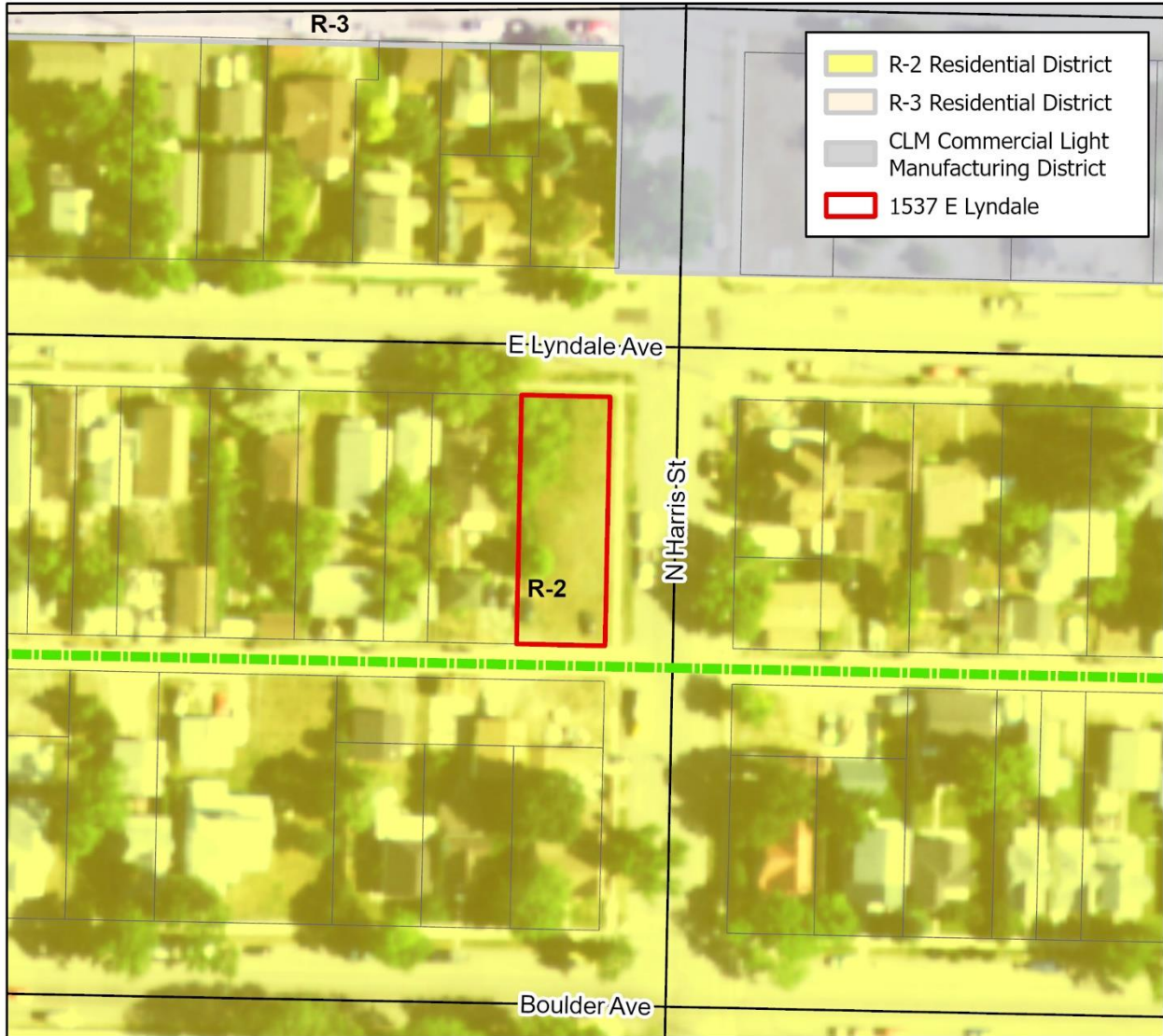
316 N. Park Ave, Rm 403

Helena, MT 59623



# 1537 E Lyndale



# Zoning Map



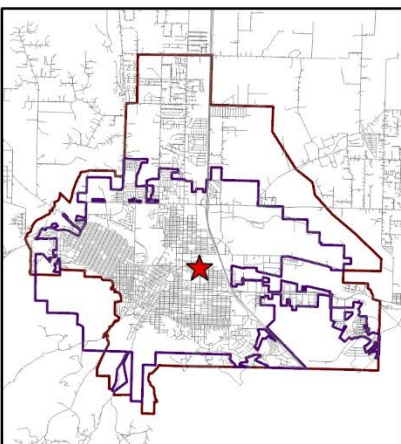
- 1537 E Lyndale
- Paved
- Alley
- MT Parcels w Condos



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



Legal Description: NORTHERN  
PACIFIC ADDN, S29, T10 N,  
R03 W, BLOCK 45, Lot 16





# 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**

**FEB 22 2024**

**City Comm. Dev. Dept.**

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

**PROPERTY OWNER: Primary Contact?**

Name: HAMLIN FAMILY REVOC TRUST Primary Number: \_\_\_\_\_  
Address: \_\_\_\_\_ Other Phone: \_\_\_\_\_  
Email: \_\_\_\_\_

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

Name: RYAN NOE Primary Number: (406) 671-0038  
Address: 900 N. MONTANA AVE STE A6 Other Phone: \_\_\_\_\_  
Email: RYANNOE6@GMAIL.COM Company: BLURIDGE CONST.

**AUTHORIZED REPRESENTATIVE: Primary Contact?**

Name: \_\_\_\_\_ Primary Number: \_\_\_\_\_  
Address: \_\_\_\_\_ Other Phone: \_\_\_\_\_  
Email: \_\_\_\_\_ Company: \_\_\_\_\_

**Section A: PLEASE PROVIDE THE INFORMATION REQUESTED BELOW.**

Address of Property 1537 E LINDALE HELENA MT 59601  
Address City State Zip Code

Legal Description (Block & Lots, Subdivision, COS#) NORTHERN PACIFIC ADDITION LOT 15 A BLOCK 45

Geocode 05-1888-29-2-15-19-0000

The most recent deed for impacted property

Lot or Parcel Size (square feet) 7059

Current and proposed use of structure or property: VEHICULE, NEW BUILD DUPLEX

Current Zoning District R2

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: FROM REQUIRED 20' TO 16.3'
- 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:

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**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 DIMENSIONS OF THE LOT MAKE IT VERY DIFFICULT TO HAVE GARAGES  
WITH OUT ENCROACHING ON THE SIDE LOT SET BACK WHICH IS WHERE THE  
SEWER LINE WILL EXIST

- 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.

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- 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.

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- 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.

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- 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.

YES, WITHOUT THIS VARIANCE THE UNITS WOULD NOT HAVE GARAGES

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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 SITE PLAN SHOWS THE PROPOSED LOCATION OF A SEWER LINE. AS MUCH SPACE AS POSSIBLE IS DESIRED ALONG THE SIDE LOT LINE FOR FUTURE MAINTENANCE. THAT POINT ALONG WITH THE INABILITY TO REDRAW AND MAKE THE UNITS SMALLER THAN THEY ALREADY ARE, IS WHY I REQUEST A VARIANCE

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 DO NOT BELIEVE THIS WOULD BE CONSIDERED "UNREASONABLE SPECIAL PRIVILEGE"

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

No

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

THE DIMENSIONS OF THIS LOT MAKE IT VERY DIFFICULT TO BUILD AFFORDABLE HOUSING UNLESS ON WHEELS EACH UNIT HAS A GARAGE.

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: Barbara J. Hamlin Date: 2-15-24  
Property Owner

Applicant: [Signature] Date: 2/14/2024  
(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.

AFTER RECORDING RETURN TO:

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

**WARRANTY DEED**

FOR VALUE RECEIVED, Jason Shepherd, the "Grantor", does hereby grant, bargain, sell and convey to Jerry Hamlin and Barbara Hamlin, as Trustees of the Hamlin Family Revocable Living Trust, whose address is 900 N. Montana Avenue, Suite A6, Helena, MT 59601, the "Grantees" and Grantees' heirs, successors and assigns, the following described property situated in Lewis and Clark County, Montana:

Lots 15 and 16 in Block 45 of the Northern Pacific Addition to the City of Helena, 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.

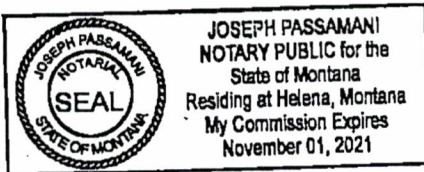
Date: May 10<sup>th</sup>, 2021.

  
\_\_\_\_\_  
Jason Shepherd

STATE OF MONTANA

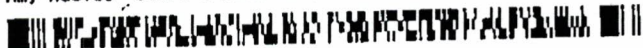
County of Lewis and Clark

This instrument was acknowledged before me on this 10<sup>th</sup> day of May, 2021, by Jason Shepherd.

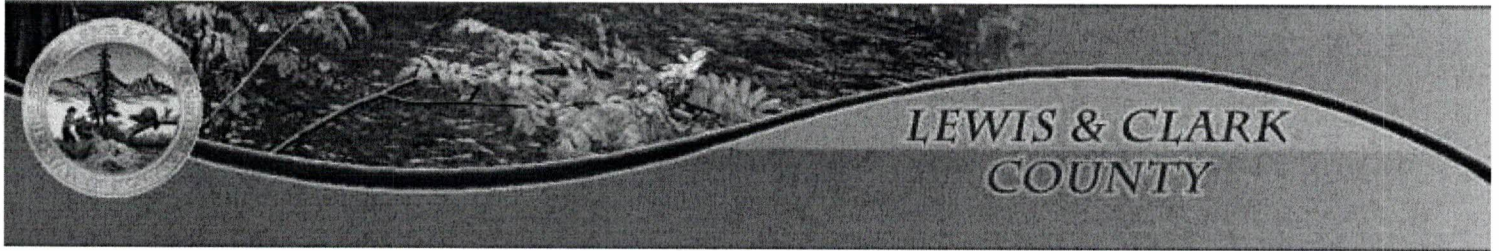


  
\_\_\_\_\_  
Notary Public for State of Montana

3378264 B: M59 P: 2181 DEED  
05/11/2021 10:15 AM Pages: 1 of 1 Fees: 7.00  
Amy Reeves Clerk & Recorder, Lewis & Clark MT







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<p><b>Property Tax ID:</b> 2251</p> <p><b>Status:</b> Current  <b>Realware#:</b> 188829215190000  <b>Receipt:</b> 17894</p> <p><b>2023 Owner(s):</b>        HAMLIN FAMILY REVOCABLE LIVING TRUST        HAMLIN BARBARA TRUSTEE        HAMLIN JERRY TRUSTEE</p>	<p><b>Mailing Address:</b>        900 N MONTANA AVE STE A6        HELENA, MT 596013845</p> <p><b>Levy District:</b>        01-1T, Tax Distr 01 TIF Rlrd URP</p>	<div style="border: 1px solid black; padding: 5px; display: inline-block;"> <b>Tax Comparison</b></div>
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**2023 Value:**

<b>Market:</b>	\$65,075
<b>Taxable:</b>	\$879

**Detail**

**2023 Taxes:**

**View Pie Charts**

<b>First Half:</b>	\$478.72	<b>Due:</b> 11/30/2023
<b>Second Half:</b>	\$478.66	<b>Due:</b> 5/31/2024
<b>Total:</b>	\$957.38	

**Detail**

**2023 Payments:**

<b>First Half:</b>	\$478.72
<b>Second Half:</b>	\$478.66
<b>Total:</b>	\$957.38

(May include penalty & interest)

**2023 Legal Records:**

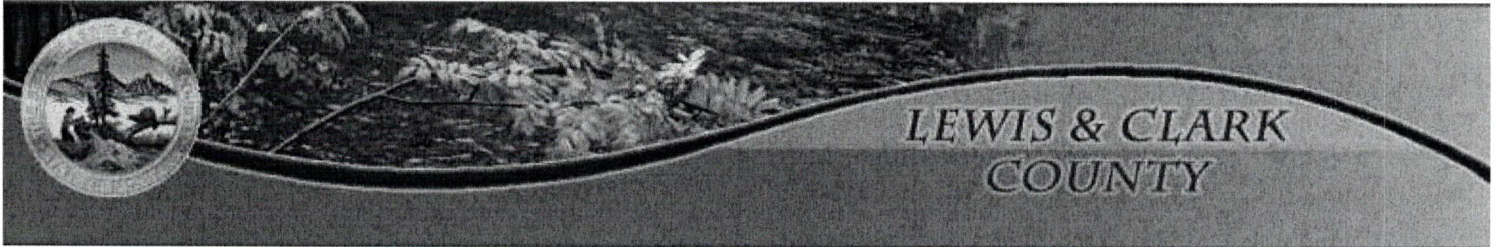
**Geo Code:** 05-1888-29-2-15-19-0000 **Deed Book:** M59 **Page:** 2181 **Instru#:** 3378264 **Date:** 2021-05-11

**Property address:** 1537 E LYNDAL AVE, HELENA MT 59601  
**Subdivision:** (NP1) SubDiv NP1 **Lot:** 15 **Block:** 45  
**TRS:** T10 N, R03 W, Sec. 29  
**Legal:** NORTHERN PACIFIC ADDN, S29, T10 N, R03 W, BLOCK 45, Lot 15  
 Acres: 0.08

**Note:** The accuracy of this data is not guaranteed. Property Tax data was last updated 02/15/2024 10:00 AM.

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

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



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- [History](#)
- [Payoff](#)
- [PayTaxes](#)
- [Help](#)

<p><b>Property Tax ID:</b> 2252</p> <p><b>Status:</b> Current  <b>Realware#:</b> 188829215180000  <b>Receipt:</b> 17895</p> <p><b>2023 Owner(s):</b>        HAMLIN FAMILY REVOCABLE LIVING TRUST        HAMLIN JERRY TRUSTEE        HAMLIN BARBARA TRUSTEE</p>	<p><b>Mailing Address:</b>        900 N MONTANA AVE STE A6        HELENA, MT 596013858</p> <p><b>Levy District:</b>        01-1T, Tax Distr 01 TIF Rlrd URP</p>	<p> <a href="#">Tax Comparison</a></p>
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**2023 Value:**

<b>Market:</b>	\$65,075
<b>Taxable:</b>	\$879

[Detail](#)

**2023 Taxes:** [View Pie Charts](#)

<b>First Half:</b>	\$478.72	<b>Due:</b> 11/30/2023
<b>Second Half:</b>	\$478.66	<b>Due:</b> 5/31/2024
<b>Total:</b>	\$957.38	

[Detail](#)

**2023 Payments:**

<b>First Half:</b>	\$478.72
<b>Second Half:</b>	\$478.66
<b>Total:</b>	\$957.38

(May include penalty & interest)

**2023 Legal Records:**

**Geo Code:** 05-1888-29-2-15-18-0000 **Deed Book:** M59 **Page:** 2181 **Instru#:** 3378264 **Date:** 2021-05-11

**Property address:** 1312 N HARRIS ST, HELENA MT 59601  
**Subdivision:** (NP1) SubDiv NP1 **Lot:** 16 **Block:** 45  
**TRS:** T10 N, R03 W, Sec. 29  
**Legal:** NORTHERN PACIFIC ADDN, S29, T10 N, R03 W, BLOCK 45, Lot 16  
 Acres: 0.08

**Note:** The accuracy of this data is not guaranteed. Property Tax data was last updated 02/15/2024 10:00 AM.

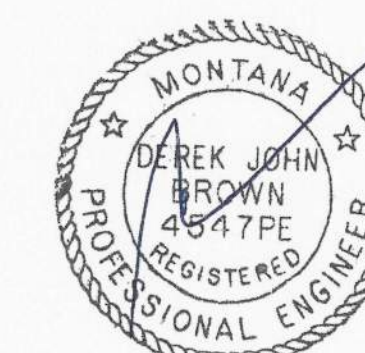
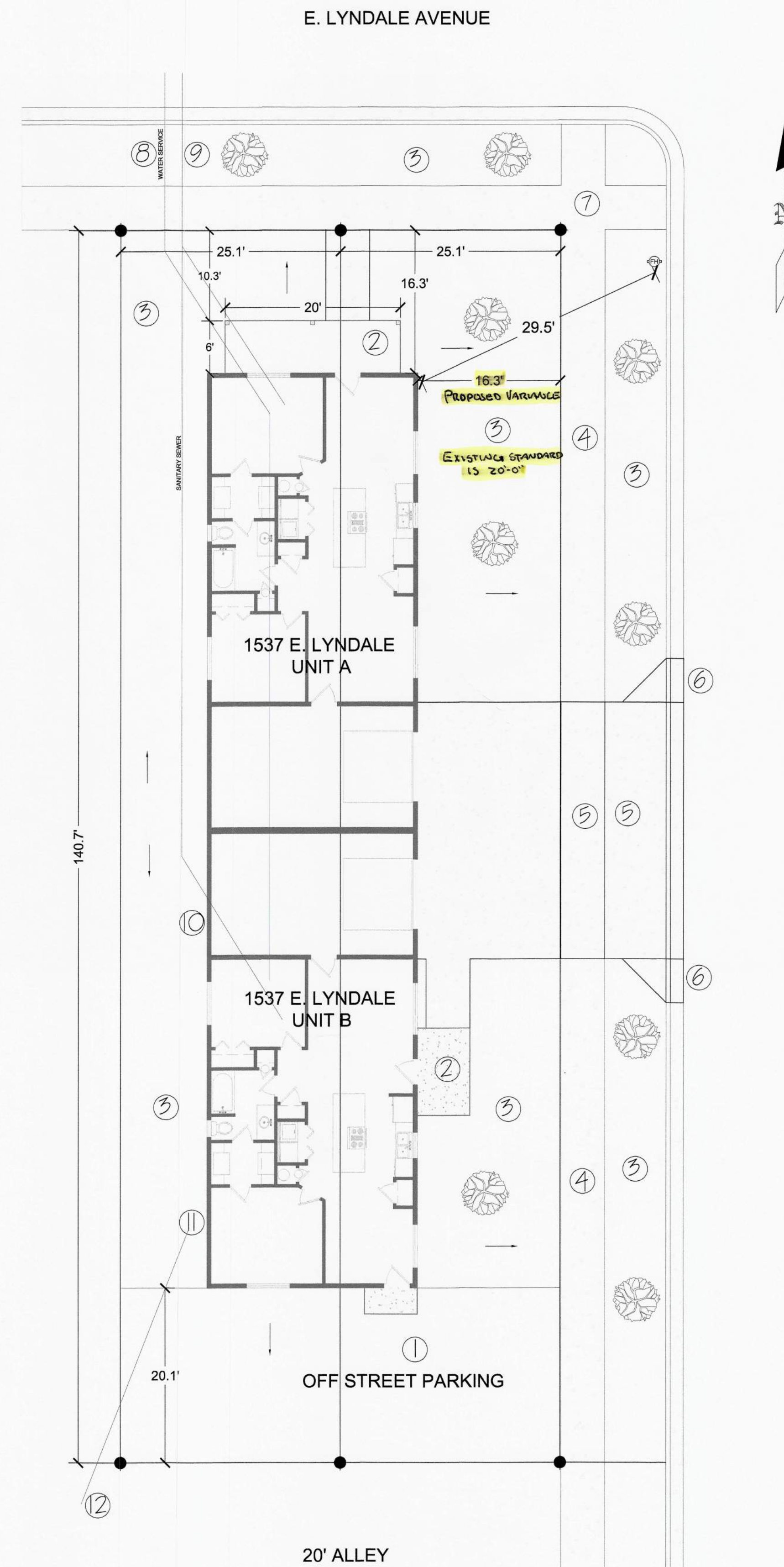
Send Payments to:  
 Lewis & Clark County  
 316 North Park Ave; Room #113  
 Helena, Montana 59623

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

**NORTHERN PACIFIC ADDITION**  
**LOT 15A BLOCK 45**  
**7059 SF/0.16 ACRES**  
**1537 E. LYNDALE UNIT A&B**  
**LOT SIZE: 7059 SQ. FT.**  
**COVERED STRUCTURES:2626.5 SQ. FT.**  
**37% COVERED BY STRUCTURES**  
**SIDEWALK/DRIVE WAY: 583 SQ. FT.**  
**PARKING AREA: 985 SQ. FT**  
**TOTAL COVERED AREA:4194.5 SQ. FT.**  
**LANDSCAPED/GREEN AREA:40%**

- ① 3" THICK ASPHALT DRIVEWAY
- ② 4" CONCRETE PORCH, FRONT PORCHES COVERED
- ③ LANDSCAPE WITH GRASS, SEED OR SOD AS PER CITY CODE
- ④ 4" SIDEWALK AS PER MPW/ CITY CODE SPECIFICATIONS
- ⑤ 6" DRIVE APPROACH AS PER MPW/ CITY CODE SPECIFICATIONS
- ⑥ LAY DOWN CURB AND FLARES AS PER MPW/ CITY CODE SPECIFICATIONS
- ⑦ EXISTING ADA RAMP, CURB & GUTTER, SIDEWALK (CONFIRM COMPLIANCE WITH ADA SPECIFICATIONS)
- ⑧ EXISTING WATER LINE STUB-IN TO CURB STOP, CURB METER REQUIRED
- ⑨ EXISTING SEWER LINE STUB-IN
- ⑩ 2 METER GAS MANIFOLD
- ⑪ 2 GANG ELECTRIC METER BASE
- ⑫ OVERHEAD POWER SERVICE

 MOUNTAIN ASH TREE, 1.5" CALIPER



**BLURIDGE**  
**CONSTRUCTION**  
 CELL: (406) 671-0038

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Design By  
RM  
 Drawn By  
BPA  
 Drawing Date 1/28/24 Plot Date 1/29/24  
 REVISION **A**

HAMLIN DUPLEX  
 1537 E. LYNDALE STREET  
 HELENA, MONTANA

SITE PLAN

SCALE  
 1" = 20'-0"  
 SHEET  
 1



## Community Development Questions and Comments

Is your question or comment about a specific project?

- Yes  
 No

Which project do you have a question or comment about?

Other

First Name

Enly

Last Name

Kovis

Email

enlykovis@gmail.com

Street Address

1601 E Lyndale Ave

City

Helena

State

MT

Zip Code

59601

Phone

5096546212

Date

3/15/2024

This form is intended to help you either get answers or submit a comment about work done through the Community Development Department, including about a specific project being considered by City staff. Please select if you are asking a question or submitting a comment, and then, using the block below, submit your question or comment. A Community Development Department representative will contact you if appropriate. If your question or comment will not fit in the text box, please feel free to upload an additional document.

**Please be advised that your comments may be regarding an application not yet deemed complete or sufficient by City staff. Please revisit the project website for updated information periodically and provide additional comments in the future, where necessary.**

Find the list of current projects here: <https://www.helenamt.gov/government/departments/community-development/current-projects>

## Kyle Holland

---

**From:** Enly Kovis <enlykovis@gmail.com>  
**Sent:** Monday, March 18, 2024 10:57 AM  
**To:** Kyle Holland  
**Subject:** Re: Public Comment Received Regarding 1537 E Lyndale and 1312 N Harris  
**Attachments:** image001.png

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

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

Kyle,

Thank you for clarifying and sending the plans over. The last we'd heard, they were planning multiple stories.

For a single level duplex, we at 1601 E Lyndale have no opposition to the variance or building.

Regards,  
Enly

On Mon, Mar 18, 2024, 10:46 AM Kyle Holland <[KHOLLAND@helenamt.gov](mailto:KHOLLAND@helenamt.gov)> wrote:

Hello Enly,

Thank you for submitting your comments on the proposed variance.

For your reference I have attached the building plans of what they are intending to construct. The submitted plans are for a single level duplex. I do not know if this changes your comments, but your current comments will be presented to the Board of Adjustment prior to the meeting for their review and consideration.

Please let me know if you have any questions or if there is anything else I can help you with.

Regards,

**Kyle Holland, AIA**

Planner II, Community Development Dept.

(406) 447-8492 | [kholland@helenamt.gov](mailto:kholland@helenamt.gov) | [helenamt.gov](http://helenamt.gov)

Room 403, City-County Building



Public Question or Comment

- Question
- Comment

Question/Comment

This is a response to the proposed variance and development at 1537 E Lyndale and 1312 N Harris. The residents of 1601 E Lyndale are opposed to the variance and the building of multi-unit dwelling at this address, as the multi-unit, multi-story development will decrease our own property value by blocking multiple views of Mount Helena and creating additional congestion around the area. The property owners have already had the lot dug open and sitting with large holes, as a public safety hazard, for well over 6 months.

Upload Additional Questions or Comments

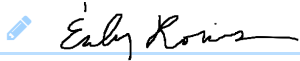
If appropriate, someone may contact you. Would you like to be contacted by a City representative?

- Yes
- No

If yes, what is your preferred method of contact?

- Email
- Phone

Signature

 Ealy Kowis