



Kyle Holland, **Planner II**

**Community Development Department**

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Helena, MT 59623

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**helenamt.gov**

**Date:** January 18, 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 February 6th, 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, February 6th, 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 11-9-7 (D) (5) (b) to allow internally illuminated and backlight wall signs for a property with a legal description of Lot 9A being a portion of Lots 8, 9 and 10 of the Chessman and Davis Placer, and part of Lot 1, Block 4 of the Central Addition to the City of Helena, Lewis and Clark County, Montana, as shown on the Certificate of Survey filed under Doc. No. 3349376.

The reason for this variance is allow internally illuminated and backlight wall signs in the Downtown Zoning district.

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 located at 630 N Last Chance Gulch.

**GENERALLY LOCATED:**

This property is generally located on the southwest corner of the intersection of North Last Chance Gulch and East 13th 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**

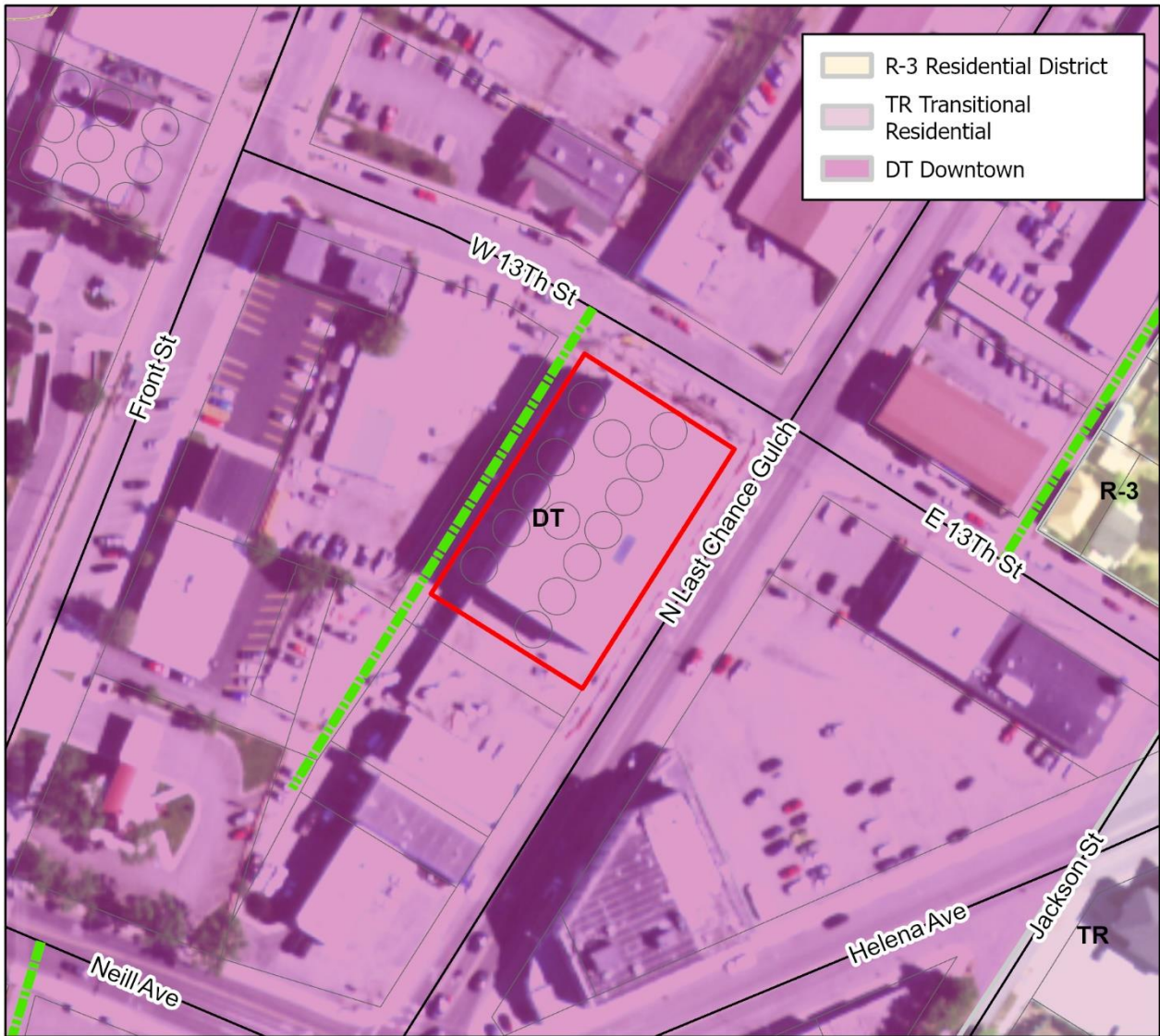
Community Development Department

City-County Building

316 N. Park Ave, Rm 403

Helena, MT 59623

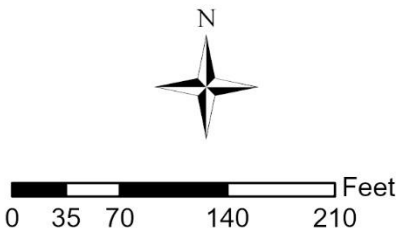
# 630 N Last Chance Gulch Zoning Map



- 630 N Last Chance Gulch
- Paved
- Unpaved
- Alley
- MT Parcels w Condos



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Legal Description: CHESSMAN AND DAVIS CENTRAL ADD, S30, T10 N, R03 W, Lot 9A, ACRES 0.57, COS #3349376,

