



# 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**

JAN 31 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: Stephen Dyrdahl Primary Number: 406-344-1970  
Address: 515 N Rodney St Other Phone: \_\_\_\_\_  
Email: steve@dyrdahl.net \_\_\_\_\_

**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 515 N Rodney St, Helena MT 59601  
Address City State Zip Code
- Legal Description (Block & Lots, Subdivision, COS#) South 58 feet of Lot 4 of Block 1 of the Wood Addition
- Geocode 05-1888-30-4-13-14-0000
- The most recent deed for impacted property
- Lot or Parcel Size (square feet) 8,236 sq ft
- Current and proposed use of structure or property: Currently used as a shed, proposed use is a garage.
- Current Zoning District R-3
- 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: \_\_\_\_\_
- Reduce rear lot line setback: \_\_\_\_\_  
Requesting reduction from 5 feet to 0 feet (the same as many of my neighbors)
- 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 current location of the garage would be difficult to pull into and out of with a car.

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There is a flat area at the back of the lot where the garage can be moved to where a retaining wall already exists.

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- 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.

Moving the garage to the location specified will make it easily accessible for a car to pull into and out of.

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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.

The neighbors on either side of me and directly behind me all have garages with the same orientation and setback (zero)

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that I am proposing for my garage. Additionally, the majority of garages along the alley have similar setbacks (zero).

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Therefore, I do not believe that my garage matching the neighbors would cause any material change to the alley.

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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.

N/A

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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.

I believe so because as stated previously, the majority of garages along this alley are situated the same as what

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I am proposing and the majority have the same setback that I am proposing (zero).

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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.

Adhering to the standard setback would most likely require the existing retaining wall to be moved and that would be cost prohibitive. The current location is not usable as a garage in the winter due to the angle of the incline of the driveway.

**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.**

This would not create an unreasonable special privilege. Rather, it would provide us with the same privilege (zero ally setback) that many of our neighbors are already benefiting from.

**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.**

I have spoken to the neighbors on either side of me and they are both supportive of this change.

This variance would make the garage, currently classified as a shed, to be reclassified as a garage and usable as a garage. There are at least 10 other garages on the same alley that have zero setback.

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: 31 JAN 2024.  
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.

Date: 02/01/2024  
 Time: 10:32:46

**LEWIS AND CLARK COUNTY**  
 \*\*\* REPRINTED \*\*\*  
 CASH RECEIPT  
 2023 REAL ESTATE TAXES

Receipt#	Trans Date	Clerk ID	Batch#	Tax Year	Tax Code	Receipt Total
2426402	11/29/2023	DJ	20231129-000354	2023	3101	\$2,145.42

Legal Owner Name	Legal Description
DYRDAHL STEPHEN & KIMBERLEY 515 N RODNEY ST HELENA MT 59601-4013	LOC: 1 GEO: 05-1888-30-4-13-14-0000 TWN: 10 N SCT: 30 RNG: 03 W WOD SubDiv WOD BLK: 1 WOOD ADDN, S30, T10 N, R03 W, BLOCK 1, S 58' OF 4

Stmnt#	MC	Description	1st Half	Status	2nd Half	Status
13834	0000	Tax District 01	1,821.18	PAID	0.00	
13834	0001	STREET MAINT #1	103.08	PAID	0.00	
13834	0003	SOLID WASTE	97.05	PAID	0.00	
13834	0008	STORM WATER UTL	23.18	PAID	0.00	
13834	0016	LANDFILL MONITORING	3.62	PAID	0.00	
13834	0061	URBAN FOREST MGMT	19.50	PAID	0.00	
13834	0070	OPEN SPACE MAINT	10.03	PAID	0.00	
13834	0306	LIGHT DISTRICT #306	39.79	PAID	0.00	
13834	2121	FORESTVALE CEM	6.85	PAID	0.00	
13834	2518	OPEN-SPACE LANDS	12.34	PAID	0.00	
13834	8000	WATER QUALITY INSIDE CITY	8.80	PAID	0.00	
		PAYMENT DATE:	11/29/2023			
		TAX AMOUNT:	\$2,145.42			
		PENALTY:				
		INTEREST:				
		TOTAL:	\$2,145.42			
		RECEIPT TOTAL:	\$2,145.42			

Payment Type	Doc#	Description	Amount
Check	103	DYRDAHL STEPHEN	2,145.42
		<b>TOTAL:</b>	<b>2,145.42</b>

# 110163

First Montana Land Title Company  
400 North Park Avenue  
Helena, MT 59601

After Recording Return to:  
First Montana Land Title Company  
400 North Park Avenue  
Helena, MT 59601

3337684 B: M55 P: 5693 DEED  
06/05/2019 01:05 PM Pages: 1 of 1 Fees: 7.00  
Paulette DeHart Clerk & Recorder, Lewis & Clark MT



**WARRANTY DEED**  
(JOINT TENANTS)

For Value Received:

Pamela Dale Family Trust

the grantor(s) do(es) hereby grant, bargain, sell and convey unto

Stephen Dyrdaahl and Kimberley Dyrdaahl

The grantees, as joint tenants (and not as 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:

The South 58 feet of Lot 4 in Block 1 of the WOOD ADDITION to the City of Helena, Lewis and Clark County, Montana. (Deed reference Book 257 of Deeds, Page 638)

TO HAVE AND TO HOLD the same premises, with the appurtenances unto said Grantee(s), joint tenants with the right of survivorship (and not as tenants in common) and to the heirs and assigns of the survivor of said named joint tenants forever. And the said Grantor(s) do(es) hereby covenant to and with the Grantee(s), that he/she/they are/is the owner(s) in fee simple of said premises; that is free from all encumbrances SUBJECT to all legal taxes and assessments levied with respect to said premises and that he/she/they will warrant and defend the same from all lawful claims whatsoever.

Dated: June 5, 2019

Pamela Dale Family Trust

BY: Pamela J. Dale Trustee  
Pamela J. Dale, Trustee

STATE OF Montana

COUNTY OF Lewis & Clark

I, a Notary Public of the County and State first above written, do hereby certify that

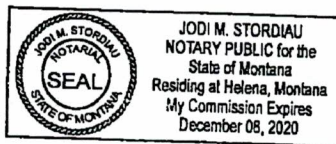
Pamela Dale Family Trust by Pamela J. Dale Trustee personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this day 6-5-19.

Jodi M. Stordiau  
Notary Public

My Commission Expires:

(SEAL)





# EXHIBIT "A"

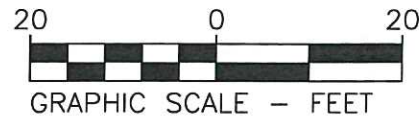
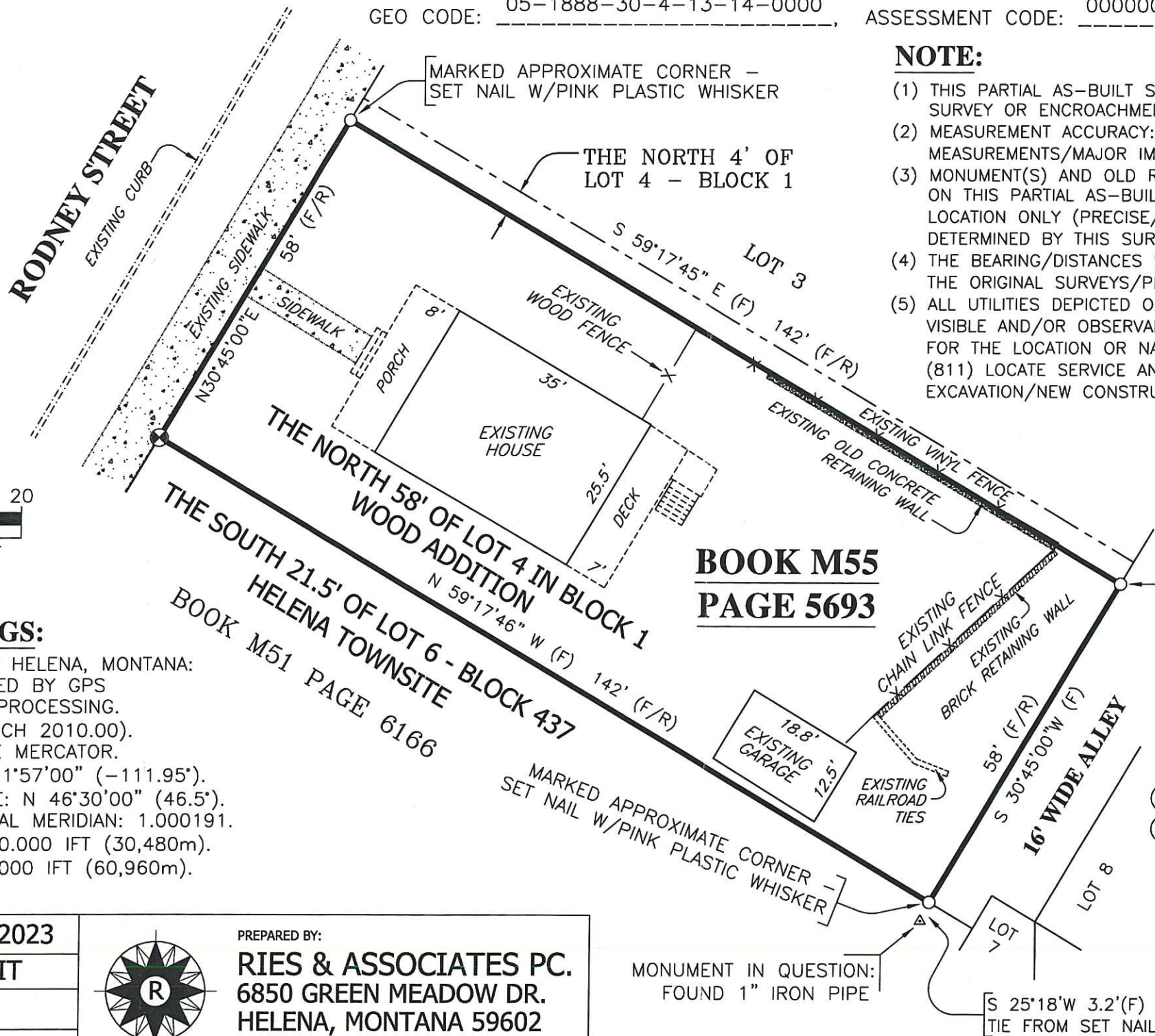
**PURPOSE:** PARTIAL AS-BUILT SURVEY OF THE SOUTH 58 FEET OF LOT 4 IN BLOCK 1 OF THE WOOD ADDITION TO THE CITY OF HELENA, LEWIS AND CLARK COUNTY, MONTANA. DEED BOOK M55 PAGE 5693 (DEED REFERENCE: BOOK 257 OF DEEDS, PAGE 638)

**PROPERTY OWNER:** STEPHEN & KIMBERLEY DYRDAHL  
**PROPERTY ADDRESS:** 515 NORTH RODNEY STREET  
 HELENA, MT 59601

GEO CODE: 05-1888-30-4-13-14-0000, ASSESSMENT CODE: 0000003101

**NOTE:**

- (1) THIS PARTIAL AS-BUILT SURVEY IS NOT TO BE USED AS AN EXTENSIVE BOUNDARY SURVEY OR ENCROACHMENT SURVEY.
- (2) MEASUREMENT ACCURACY: 1/2 FT. MORE OR LESS CONCERNING BOUNDARY MEASUREMENTS/MAJOR IMPROVEMENTS.
- (3) MONUMENT(S) AND OLD RETAINING WALL AND STREET RIGHT-OF-WAYS AS SHOWN ON THIS PARTIAL AS-BUILT SURVEY WERE USED TO DETERMINE IMPROVEMENT LOCATION ONLY (PRECISE/PROPER LOCATION OF MONUMENTS WAS NOT DETERMINED BY THIS SURVEY, A RETRACEMENT SURVEY IS REQUIRED TO VERIFY).
- (4) THE BEARING/DISTANCES SHOWN AREA FOUND MEASUREMENTS AND WERE BASED FROM THE ORIGINAL SURVEYS/PLATS.
- (5) ALL UTILITIES DEPICTED ON THIS PARTIAL ASBUILT/TOPOGRAPHICAL SURVEY ARE FROM VISIBLE AND/OR OBSERVABLE EVIDENCE. RIES & ASSOCIATES, P.C. IS NOT RESPONSIBLE FOR THE LOCATION OR NATURE OF UTILITIES. CLIENT IS ADVISED TO CONTACT "ONE CALL" (811) LOCATE SERVICE AND UTILITY PROVIDERS PRIOR TO CONDUCTING ANY EXCAVATION/NEW CONSTRUCTION.



**BASIS OF BEARINGS:**

DATUM FOR THE CITY OF HELENA, MONTANA:  
 GEODETIC NORTH OBTAINED BY GPS OBSERVATIONS & OPUS PROCESSING.  
 DATE: NAD83 (2011) (EPOCH 2010.00).  
 PROJECTION: TRANSVERSE MERCATOR.  
 CENTRAL MERIDIAN: W 111°57'00" (-111.95').  
 PROJECT ORIGIN LATITUDE: N 46°30'00" (46.5').  
 SCALE FACTOR AT CENTRAL MERIDIAN: 1.000191.  
 FALSE NORTHING: 100,000.000 IFT (30,480m).  
 FALSE EASTING: 200,000.000 IFT (60,960m).

**DATE:** FEBRUARY 22, 2023  
**JOB NO.:** 23117-EXHIBIT  
**FIELD BY:** DJR, NFR  
**DRAFTED BY:** DJR



PREPARED BY:  
**RIES & ASSOCIATES PC.**  
 6850 GREEN MEADOW DR.  
 HELENA, MONTANA 59602

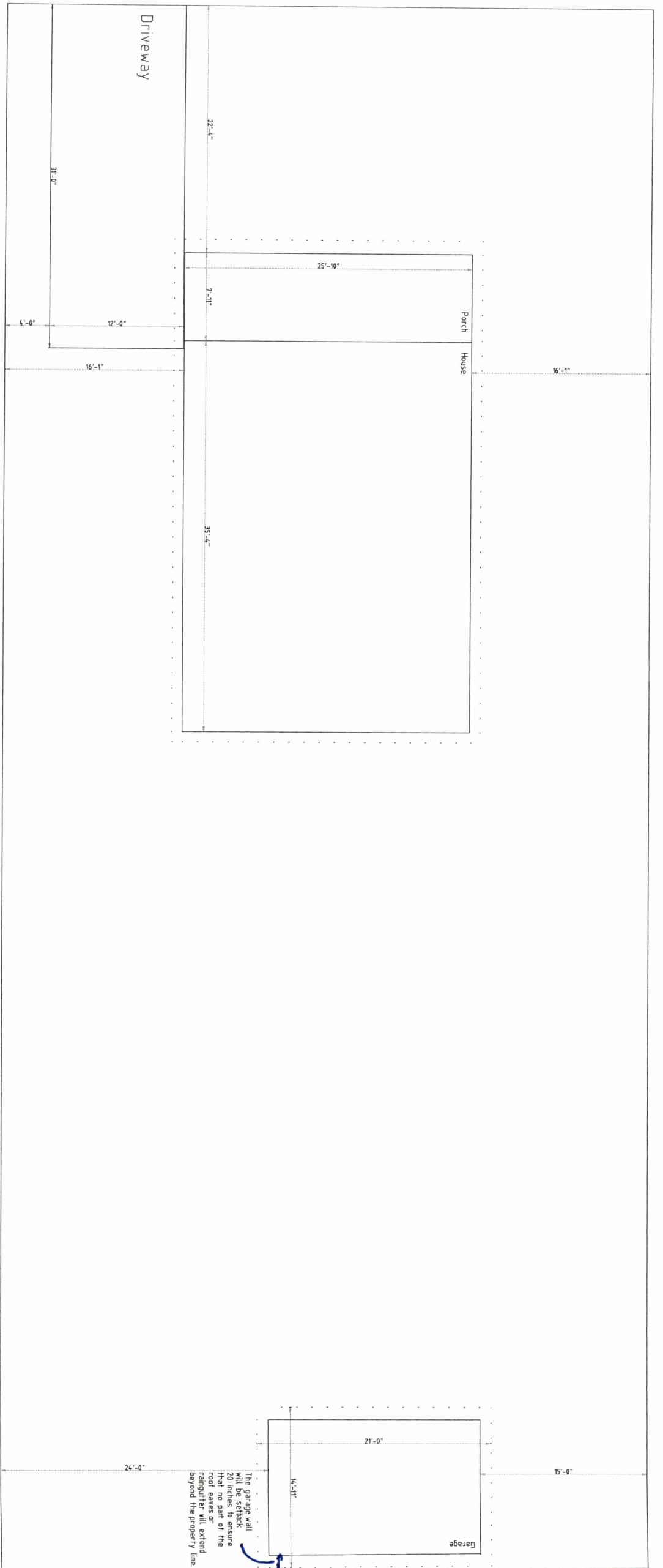
MONUMENT IN QUESTION:  
 FOUND 1" IRON PIPE

**LEGEND:**

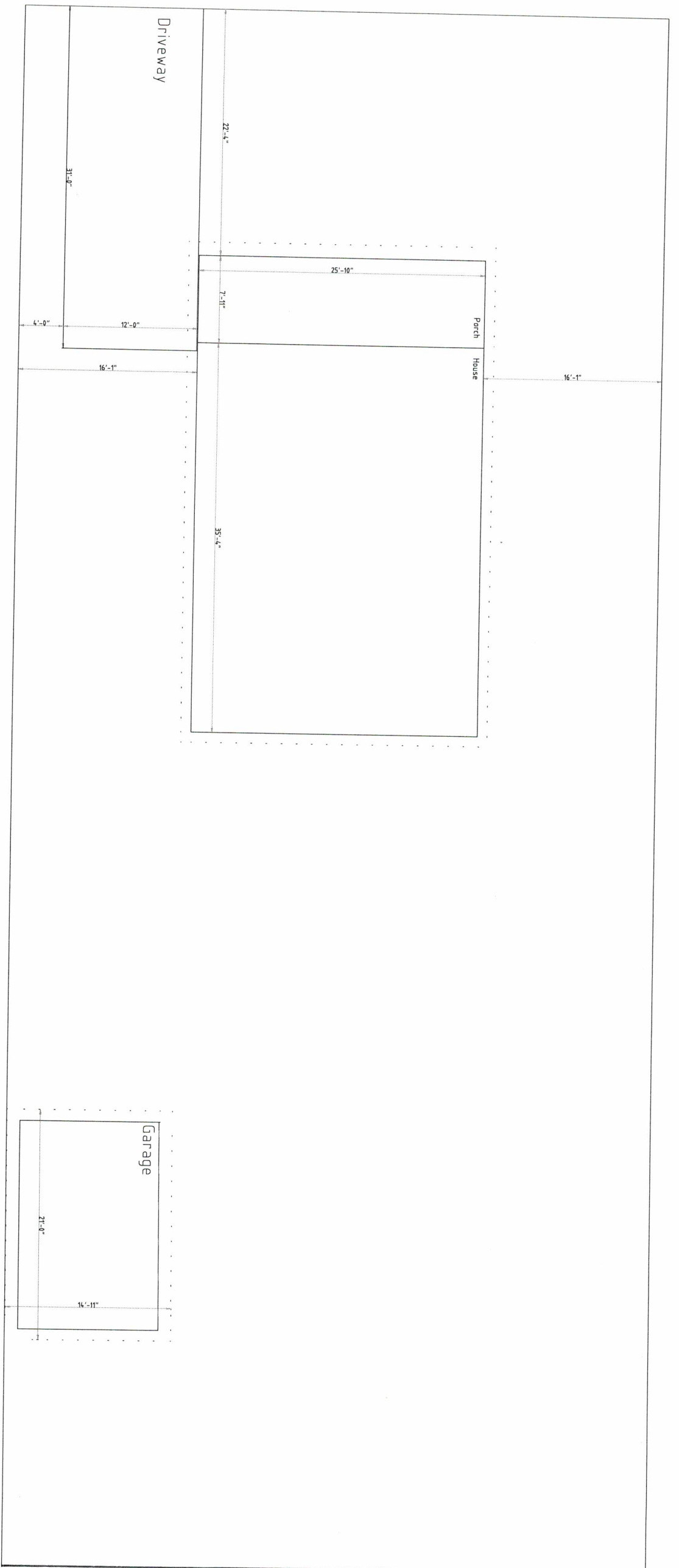
- ⊗ FOUND 3" IRON PIPE;
- MARKED APPROXIMATE CORNER AS NOTED;
- △ MONUMENT IN QUESTION, FOUND 1" IRON PIPE.
- (F) FOUND/MEASURED;
- (R) RECORD MEASUREMENT PER THE PLAT OF WOOD ADDITION.


1/4	SEC.	T.	R.
⊗	30	10N	3W
□			

P.M. MONTANA,  
 LEWIS AND CLARK COUNTY.  
 SHEET 1 OF 1



Location	515 N Rodney St, Helena MT	
Title	Requested Garage Location	
Last Updated	30 January 2024	
Author	Steve Dyrdaahl	



Location	515 N Rodney St, Helena MT	
Title	Current Garage Location	
Last Updated	30 January 2024	
Author	Steve Dyrdahl	



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: February 23, 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) (4) to decrease the minimum setback for a lot line that abuts a dedicated public right of way that provides only a secondary means of access to property and is not intended for general travel from 5' to 0' for a property in a R-3 zoning district with a legal description of the South 58 feet of Lot 4 in Block 1 of the WOOD ADDITION to the City of Helena, Lewis and Clark County, Montana. (Deed reference Book 257 of Deeds, Page 638)

The reason for this variance is to relocate a shed for use as a garage.

This property is located at 515 N Rodney St.

**OVERVIEW**

**GENERAL INFORMATION**

**DATE OF APPLICATION:** Application received February 1, 2024

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

**PROPERTY OWNER:** Stephen Drydahl

**MAILING ADDRESS:** 515 North Rodney, Helena MT, 59601

**CONTACT NUMBER:** (406) 344-1970

**EMAIL ADDRESS:** [steve@dyrdahl.net](mailto:steve@dyrdahl.net)

**LEGAL DESCRIPTION:**

The South 58 feet of Lot 4 in Block 1 of the WOOD ADDITION to the City of Helena, Lewis and Clark County, Montana. (Deed reference Book 257 of Deeds, Page 638)

PRESENT LAND USE: Residential

PRESENT ZONING: R-3

**ADJACENT LAND USE:**

North: R-3 - Residential  
PLI - Worship Facility  
South: R-3 - Residential  
East: R-3 - Residential  
R-2 - Residential  
West: R-3 - Residential

**VARIANCE PROPOSALS:**

1. A variance from Section 11-4-2 (B) (4) to decrease the minimum setback for a lot line that abuts a dedicated public right of way that provides only a secondary means of access to property and is not intended for general travel from 5' to 0' for a property in a R-3 zoning district with a legal description of the South 58 feet of Lot 4 in Block 1 of the WOOD ADDITION to the City of Helena, Lewis and Clark County, Montana. (Deed reference Book 257 of Deeds, Page 638)

**HISTORY OF APPLICABLE PERMITTING ACTION:**

- 1) September 1929 – A permit for a garage was issued

**ZONING EVALUATION for the properties legally addressed as 515 North Rodney Street**

<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) (4)	The lot line setback is five feet (5') for any lot line that abuts a dedicated public right of way that provides only a secondary means of access to property and is not intended for general travel.	Existing parking area off of alley.	Relocate existing shed placing the eaves at the lot line.	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, February 23, 2024, 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 (B) (4) to decrease the minimum setback for a lot line that abuts a dedicated public right of way that provides only a secondary means of access to property and is not intended for general travel from 5' to 0' for a property in a R-3 zoning district with a legal description of the South 58 feet of Lot 4 in Block 1 of the WOOD ADDITION to the City of Helena, Lewis and Clark County, Montana. (Deed reference Book 257 of Deeds, Page 638)

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


# 515 N Rodney St Zoning Map

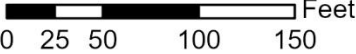


- 515 N Rodney St
- Paved
- Alley
- MT Parcels w Condos

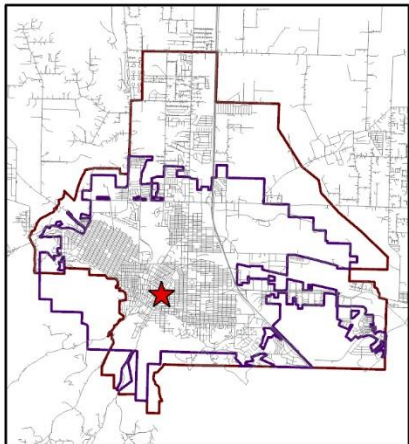


Community Development  
 City/County Building  
 316 North Park Avenue, Rm. 445  
 Helena, MT 59623





Legal Description: WOOD  
 ADDN, S30, T10 N, R03 W,  
 BLOCK 1, S 58' OF 4







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:** February 15, 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 March 5th, 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, March 5th, 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/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) (4) to decrease the minimum setback for a lot line that abuts a dedicated public right of way that provides only a secondary means of access to property and is not intended for general travel from 5' to 0' for a property in a R-3 zoning district with a legal description of the South 58 feet of Lot 4 in Block 1 of the WOOD ADDITION to the City of Helena, Lewis and Clark County, Montana. (Deed reference Book 257 of Deeds, Page 638)

The reason for this variance is to relocate a shed for use as a garage.

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 515 N Rodney St.

**GENERALLY LOCATED:**

This property is located on the east side of Rodney Street between 9th Avenue and 11th 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

# 515 N Rodney St

# Zoning Map




 515 N Rodney St  
 Paved  
 Alley  
 MT Parcels w Condos



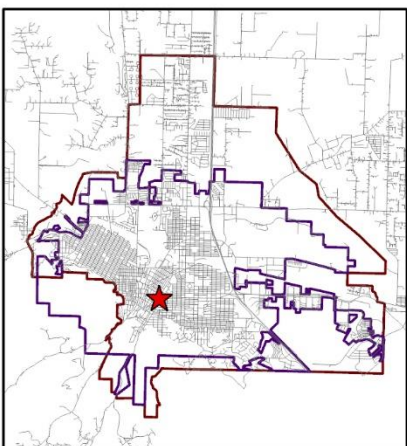
Community Development  
City/County Building  
316 North Park Avenue, Rm. 445  
Helena, MT 59623

N



0 25 50 100 150 Feet

Legal Description: WOOD  
ADDN, S30, T10 N, R03 W,  
BLOCK 1, S 58' OF 4



# Project Reviews

## City of Helena

**Project Number: ZBOA2402-002**

Description: **515 N Rodney St**

Applied: **2/5/2024**

Approved:

Site Address: **515 N RODNEY ST**

Closed:

Expired:

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

Status: **RECEIVED**

Applicant: **<NONE>**

Parent Project:

Owner: **DYRDAHL STEPHEN & KIMBERLEY**

Contractor: **<NONE>**

Details:

### LIST OF REVIEWS

SENT DATE	RETURNED DATE	DUE DATE	TYPE	CONTACT	STATUS	REMARKS
Review Group: ALL						
2/9/2024	2/20/2024	2/22/2024	TRANSPORTATION SYSTEMS	Mark Young	SEE COMMENTS	
Notes:						
Today's standard alley width is twenty feet (20'). With this in mind, the setback from the sixteen-foot (16') public right-of-way alley should not be reduced to less than two feet (2') from the property line.						
No portion of the proposed garage structure may extend into the alley right-of-way.						
Review Group: AUTO						
2/5/2024		2/8/2024	DIRECTOR REVIEW	Christopher Brink		
Notes:						
Review Group: ZONING						
2/9/2024	2/21/2024	2/22/2024	BUILDING	Kim Mack	APPROVED	
Notes:						
As indicated on "Requested Garage Location" plan, Building Division has no concerns. Fire separation distance on public alley goes to the centerline of the alley, therefore, the proposed 20" setback from property line will not require fire resistive construction.						
Full building code and site review will be completed when plans are submitted for permits.						
2/9/2024		2/22/2024	CITY ATTORNEY	AIMEE HAWKALUK		
Notes:						
2/9/2024		2/22/2024	FIRE	Lou Antonick		
Notes:						
2/9/2024		2/22/2024	HCC			
Notes:						

# Project Reviews

## City of Helena

2/9/2024		2/22/2024	PARKS	DOUG SMITH		
Notes:						
2/9/2024		2/22/2024	POLICE	Jayson Zander		
Notes:						
2/9/2024	2/20/2024	2/22/2024	PUBLIC WORKS	JAMIE CLARK	NO COMMENT	
Notes:						