



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: April 26, 2024

STAFF REPORT

To: Helena Board of Adjustment

From: Kyle Holland, City Planner II

Subject: Consideration of:

1. A variance from Section 11-23-10 (A) to increase the maximum number of freestanding signs from one to two, for a property with a legal description of all of Lots One (1) to thirty-six (36), both inclusive, in Block Forty-eight (48) in Corbin Addition to the City of Helena, in the County of Lewis and Clark, State of Montana.
2. A variance from Section 11-23-10 (A) to increase the maximum height of a freestanding sign from 6' to 8'-6", for a property with a legal description of all of Lots One (1) to thirty-six (36), both inclusive, in Block Forty-eight (48) in Corbin Addition to the City of Helena, in the County of Lewis and Clark, State of Montana.
3. A variance from Section 11-23-10 (A) to increase the maximum area of freestanding sign from 6 square feet to 40 square feet, for a property with a legal description of all of Lots One (1) to thirty-six (36), both inclusive, in Block Forty-eight (48) in Corbin Addition to the City of Helena, in the County of Lewis and Clark, State of Montana.
4. A variance from Section 11-23-10 (A) to increase the maximum height of a freestanding sign from 6' to 7'-2", for a property with a legal description of all of Lots One (1) to thirty-six (36), both inclusive, in Block Forty-eight (48) in Corbin Addition to the City of Helena, in the County of Lewis and Clark, State of Montana.
5. A variance from Section 11-23-10 (A) to increase the maximum area of freestanding sign from 6 square feet to 20 square feet, for a property with a legal description of all of Lots One (1) to thirty-six (36), both inclusive, in Block Forty-eight (48) in Corbin Addition to the City of Helena, in the County of Lewis and Clark, State of Montana.

The reason for this variance is to replace existing signage and bring additional signage into compliance.

This property is located at 400 South Oakes Street

OVERVIEW

GENERAL INFORMATION

DATE OF APPLICATION: Application received April 1, 2024

PUBLIC HEARING DATE: Board of Adjustment - 5:30 p.m., Tuesday, May 7, 2024

APPLICANT: Plymouth Congregational Church
MAILING ADDRESS: 400 South Oakes Street, Helena, MT 59601
CONTACT NUMBER: (406) 442-9883

AUTHORIZED REPRESENTATIVE:

Gus Byrom

MAILING ADDRESS: 703 Red Letter St, Helena, MT 59601
CONTACT NUMBER: (406) 202-8768
EMAIL ADDRESS: gbyromiii@gmail.com

PROPERTY ADDRESSES: 400 South Oakes Street, Helena, MT 59601

LEGAL DESCRIPTION:

All of Lots One (1) to thirty-six (36), both inclusive, in Block Forty-eight (48) in Corbin Addition to the City of Helena, in the County of Lewis and Clark, State of Montana.

PRESENT LAND USE: Worship Facility

ADJACENT LAND USE:

North: R-2 - Residential
South: R-1 - Residential
East: R-2 - Residential
West: R-2 - Residential

PRESENT ZONING: R-2

VARIANCE PROPOSALS:

- 1. A variance from Section 11-23-10 (A) to increase the maximum number of freestanding signs from one to two, for a property with a legal description of all of Lots One (1) to thirty-six (36), both inclusive, in Block Forty-eight (48) in Corbin Addition to the City of Helena, in the County of Lewis and Clark, State of Montana.**
- 2. A variance from Section 11-23-10 (A) to increase the maximum height of a freestanding sign from 6' to 8'-6", for a property with a legal description of all of Lots One (1) to thirty-six (36), both inclusive, in Block Forty-eight (48) in Corbin Addition to the City of Helena, in the County of Lewis and Clark, State of Montana.**
- 3. A variance from Section 11-23-10 (A) to increase the maximum area of freestanding sign from 6 square feet to 40 square feet, for a property with a legal description of all of Lots One (1) to thirty-six (36), both inclusive, in Block Forty-eight (48) in Corbin Addition to the City of Helena, in the County of Lewis and Clark, State of Montana.**
- 4. A variance from Section 11-23-10 (A) to increase the maximum height of a freestanding sign from 6' to 7'-2", for a property with a legal description of all of Lots One (1) to thirty-six (36), both inclusive, in Block Forty-eight (48) in Corbin Addition to the City of Helena, in the**

County of Lewis and Clark, State of Montana.

- 5. A variance from Section 11-23-10 (A) to increase the maximum area of freestanding sign from 6 square feet to 20 square feet, for a property with a legal description of all of Lots One (1) to thirty-six (36), both inclusive, in Block Forty-eight (48) in Corbin Addition to the City of Helena, in the County of Lewis and Clark, State of Montana.**

HISTORY OF APPLICABLE PERMITTING ACTION:

- 1) Earliest Permits in May of 1963
- 2) Various permits for remodels, roofing, plumbing, and electrical
- 3) No sign permits were found in the files

The existing sign for Plymouth Congregational Church is deteriorating due to age and needs to be replaced. Variances 2 and 3 are to replace the existing sign with a new nonilluminated sign, where the existing sign is located. At an unknow time, a second sign was added to the property to the south of the sign to be replaced for an additional congregation that uses the space. Variances 1, 4, and 5 are to bring the second sign into compliance.

ZONING EVALUATION for the properties legally addressed as 400 South Oakes Streer, Helena, MT, located in a R-2 zoning district.

ZONING REQUIREMENT	Applicable ZONING REGULATION	PRESENT CONDITION	PROPOSAL	VARIANCE REQUIRED
City Code: §11-23-10 (OSR, R-1, R-2 Districts) (A)	One sign, unlighted, six feet (6') or less in overall height, and whose sign area does not exceed six (6) square feet of sign area per lot or aggregated lots.	Two signs	Bring existing signs in to conformity	Yes
City Code: §11-23-10 (OSR, R-1, R-2 Districts) (A)	One sign, unlighted, six feet (6') or less in overall height, and whose sign area does not exceed six (6) square feet of sign area per lot or aggregated lots.	7'-2"	New sign 8'-6" tall	Yes
City Code: §11-23-10 (OSR, R-1, R-2 Districts) (A)	One sign, unlighted, six feet (6') or less in overall height, and whose sign area does not exceed six (6)	28 square feet	New 40 square foot sign	Yes

ZONING REQUIREMENT	Applicable ZONING REGULATION	PRESENT CONDITION	PROPOSAL	VARIANCE REQUIRED
	square feet of sign area per lot or aggregated lots.			
City Code: §11-23-10 (OSR, R-1, R-2 Districts) (A)	One sign, unlighted, six feet (6') or less in overall height , and whose sign area does not exceed six (6) square feet of sign area per lot or aggregated lots.	7'-2"	Bring existing sign in to conformity	Yes
City Code: §11-23-10 (OSR, R-1, R-2 Districts) (A)	One sign, unlighted, six feet (6') or less in overall height, and whose sign area does not exceed six (6) square feet of sign area per lot or aggregated lots.	19.12 square feet	Bring existing sign in to conformity	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, April 25, 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 11-23-10 (A) to increase the maximum number of freestanding signs from one to two, for a property with a legal description of all of Lots One (1) to thirty-six (36), both inclusive, in Block Forty-eight (48) in Corbin Addition to the City of Helena, in the County of Lewis and Clark, State of Montana.
2. A variance from Section 11-23-10 (A) to increase the maximum height of a freestanding sign from 6' to 8'-6", for a property with a legal description of all of Lots One (1) to thirty-six (36), both inclusive, in Block Forty-eight (48) in Corbin Addition to the City of Helena, in the County of Lewis and Clark, State of Montana.
3. A variance from Section 11-23-10 (A) to increase the maximum area of freestanding sign from 6 square feet to 40 square feet, for a property with a legal description of all of Lots One (1) to thirty-six (36), both inclusive, in Block Forty-eight (48) in Corbin Addition to the City of Helena, in the County of Lewis and Clark, State of Montana.
4. A variance from Section 11-23-10 (A) to increase the maximum height of a freestanding sign from 6' to 7'-2", for a property with a legal description of all of Lots One (1) to thirty-six (36), both inclusive, in Block Forty-eight (48) in Corbin Addition to the City of Helena, in the County of Lewis and Clark, State of Montana.
5. A variance from Section 11-23-10 (A) to increase the maximum area of freestanding sign from 6 square feet to 20 square feet, for a property with a legal description of all of Lots One (1) to thirty-six (36), both inclusive, in Block Forty-eight (48) in Corbin Addition to the City of Helena, in the County of Lewis and Clark, State of Montana.

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

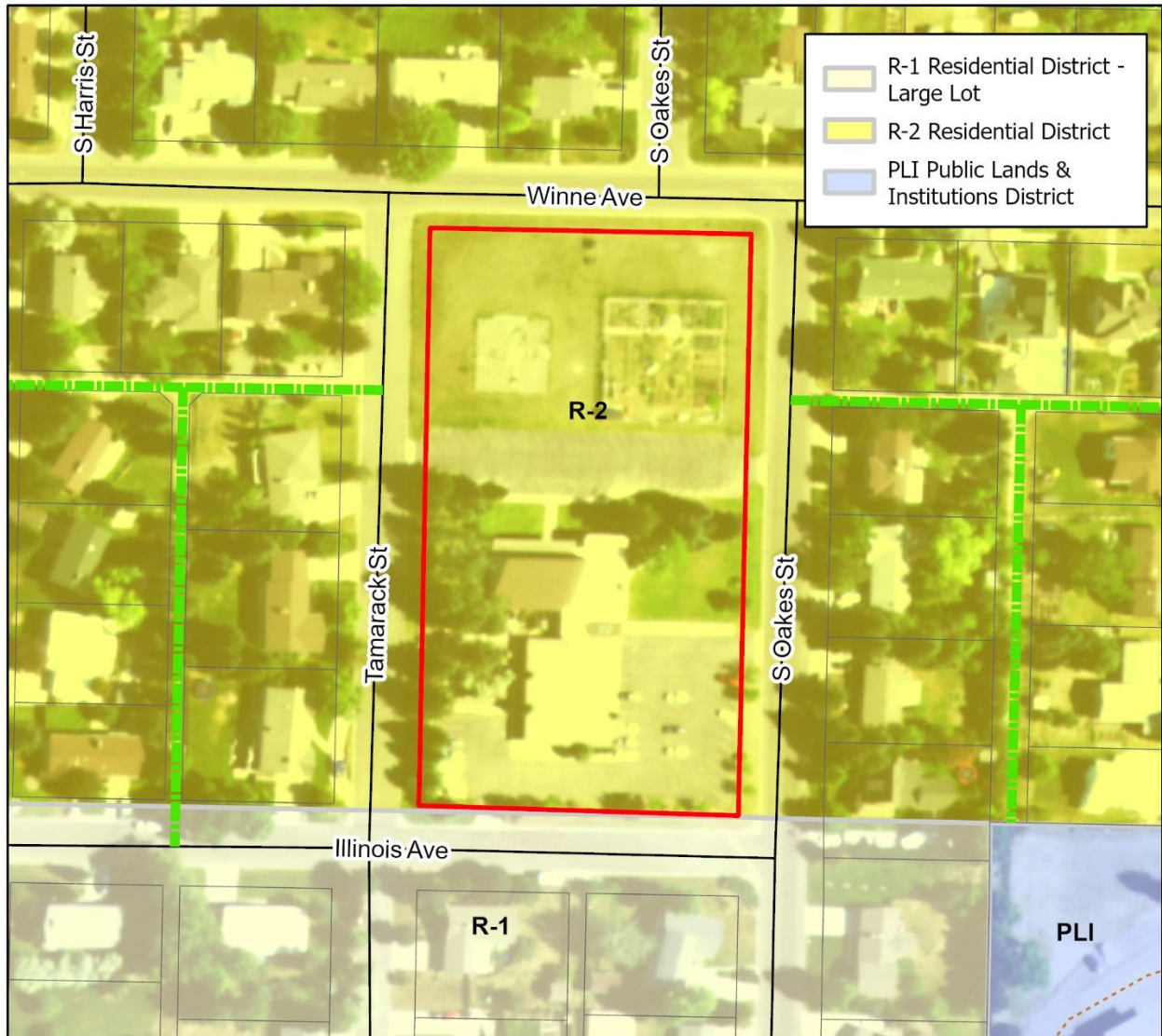
Building Permit: A building permit must be obtained within one (1) year.

Regards,



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

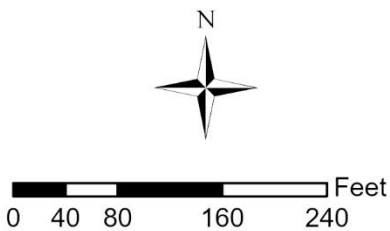
400 South Oakes Street Zoning Map



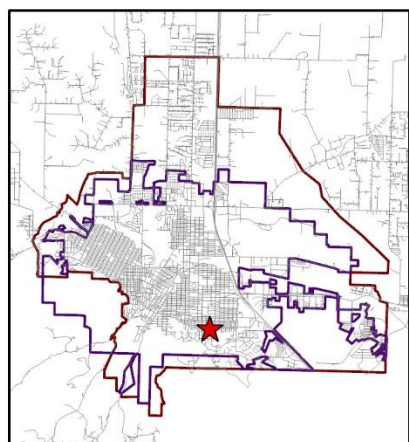
-  400 South Oakes Street
-  Paved
-  Driveway
-  Alley
-  MT Parcels w Condos



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



Legal Description: CORBIN
SUBD, S32, T10 N, R03 W,
BLOCK 48, Lot 1 - 36





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: April 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 May 7, 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, May 7, 2024, at 5:30 p. m. 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/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 11-23-10 (A) to increase the maximum number of freestanding signs from one to two, for a property with a legal description of all of Lots One (1) to thirty-six (36), both inclusive, in Block Forty-eight (48) in Corbin Addition to the City of Helena, in the County of Lewis and Clark, State of Montana.
2. A variance from Section 11-23-10 (A) to increase the maximum height of a freestanding sign from to 8'-6", for a property with a legal description of all of Lots One (1) to thirty-six (36), both inclusive, in Block Forty-eight (48) in Corbin Addition to the City of Helena, in the County of Lewis and Clark, State of Montana.
3. A variance from Section 11-23-10 (A) to increase the maximum area of freestanding sign from 6 square feet to 40 square feet, for a property with a legal description of all of Lots One (1) to thirty-six (36), both inclusive, in Block Forty-eight (48) in Corbin Addition to the City of Helena, in the County of Lewis and Clark, State of Montana.
4. A variance from Section 11-23-10 (A) to increase the maximum height of a freestanding sign from 6' to 7'-2", for a property with a legal description of all of Lots One (1) to thirty-six (36), both inclusive, in Block Forty-eight (48) in Corbin Addition to the City of Helena, in the County of Lewis and Clark, State of Montana.
5. A variance from Section 11-23-10 (A) to increase the maximum area of freestanding sign from 6 square feet to 20 square feet, for a property with a legal description of all of Lots One (1) to thirty-six (36), both inclusive, in Block Forty-eight (48) in Corbin Addition to the City of Helena, in the County of Lewis and Clark, State of Montana.

The reason for this variance is to replace existing signage and bring existing signage into compliance.

ADDRESS:

This property is located at 400 South Oakes.

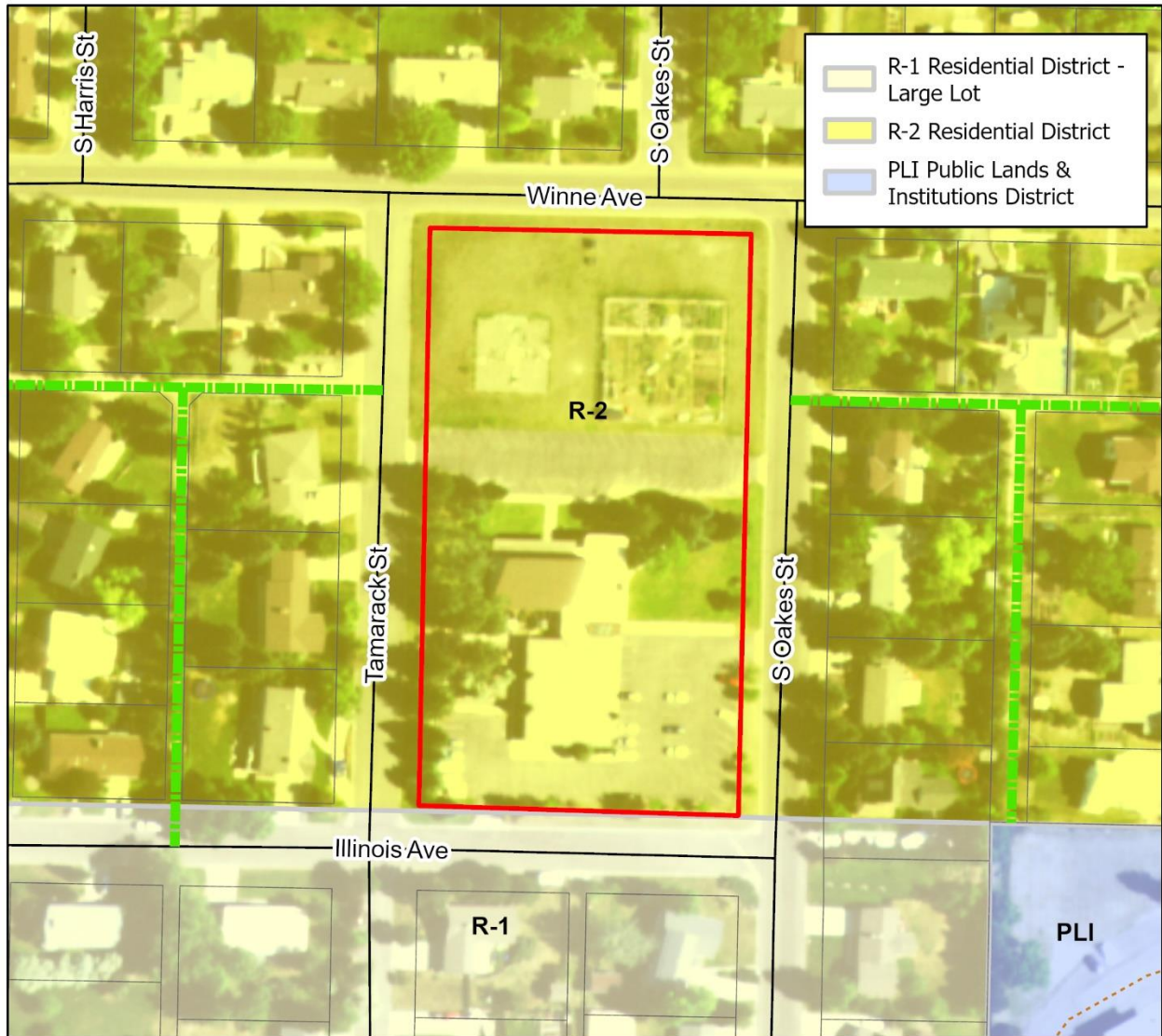
GENERALLY LOCATED:

This property is generally located south of Winne Avenue between Tamarack Street and S. Oakes Street.

Sincerely,

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

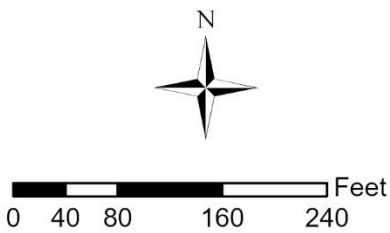
400 South Oakes Street Zoning Map



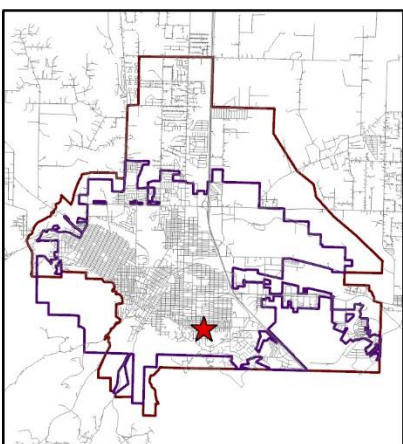
-  400 South Oakes Street
-  Paved
-  Driveway
-  Alley
-  MT Parcels w Condos



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



Legal Description: CORBIN
SUBD, S32, T10 N, R03 W,
BLOCK 48, Lot 1 - 36





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: Plymouth Congregational Church Primary Number: (406) 442-9883
Address: 400 So. Oakes Other Phone: _____
Email: disseria@yahoo.com

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

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

AUTHORIZED REPRESENTATIVE: Primary Contact?

Name: Gus Byrom Primary Number: 406-202-8768
Address: 703 Red Letter St. Other Phone: _____
Email: gbyromiii@gmail.com Company: Church Board Member

Section A: PLEASE PROVIDE THE INFORMATION REQUESTED BELOW.

Address of Property 400 South Oakes Helena Montana 59601
Address City State Zip Code

Legal Description (Block & Lots, Subdivision, COS#) Corbin Subdivision
Block 48, Lots 1 - 36

Geocode 05-1888-32-2-05-010000

The most recent deed for impacted property

Lot or Parcel Size (square feet) 2.7 Acres

Current and proposed use of structure or property: Church

Current Zoning District R-2

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: _____
- 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): 8 ft. X 5 ft. (40 sq. ft.) Base 7 ft. X 2 1/2 (17.5 sq. ft.) Ply Church *
- Sign height: Plymouth Church 8 1/2 ft., Unitarian / U 7 ft. 2 in.
- Sign location: Facing Winne between Oakes and Tamarack
- Number of signs: Two church signs - one for Plymouth Church, one for Unitarian/Universalist



Other:

Sign Area - Unitarian Sign 4 ft. 7 in X approx. 4 ft. = 19.12 sq. ft.

Sign is 7 ft. 2 in. high

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.

No special conditions apply to the site.

- 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.

Request is to replace current church sign for Plymouth which has been in place since approxi. 1970.

Current Unitarian sign would remain in place. Installed approx. 12 years ago.

- 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.

Unitarian / Universal church sign also on property south of Plymouth Church sign.

- 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 current Plymouth sign is simply deteriorating due to age. It has been in place for decades.

The Unitarian sign would not be changed.

- 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.

To our knowledge churches in Helena have signs identifying to the public their facility.

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.

Current Plymouth sign is deteriorating. Needs to be replaced.

No changes proposed to Unitarian / Universalist sign.

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.

Churches should be entitled to an appropriate site sign as they are a quasi-public community institution.

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.

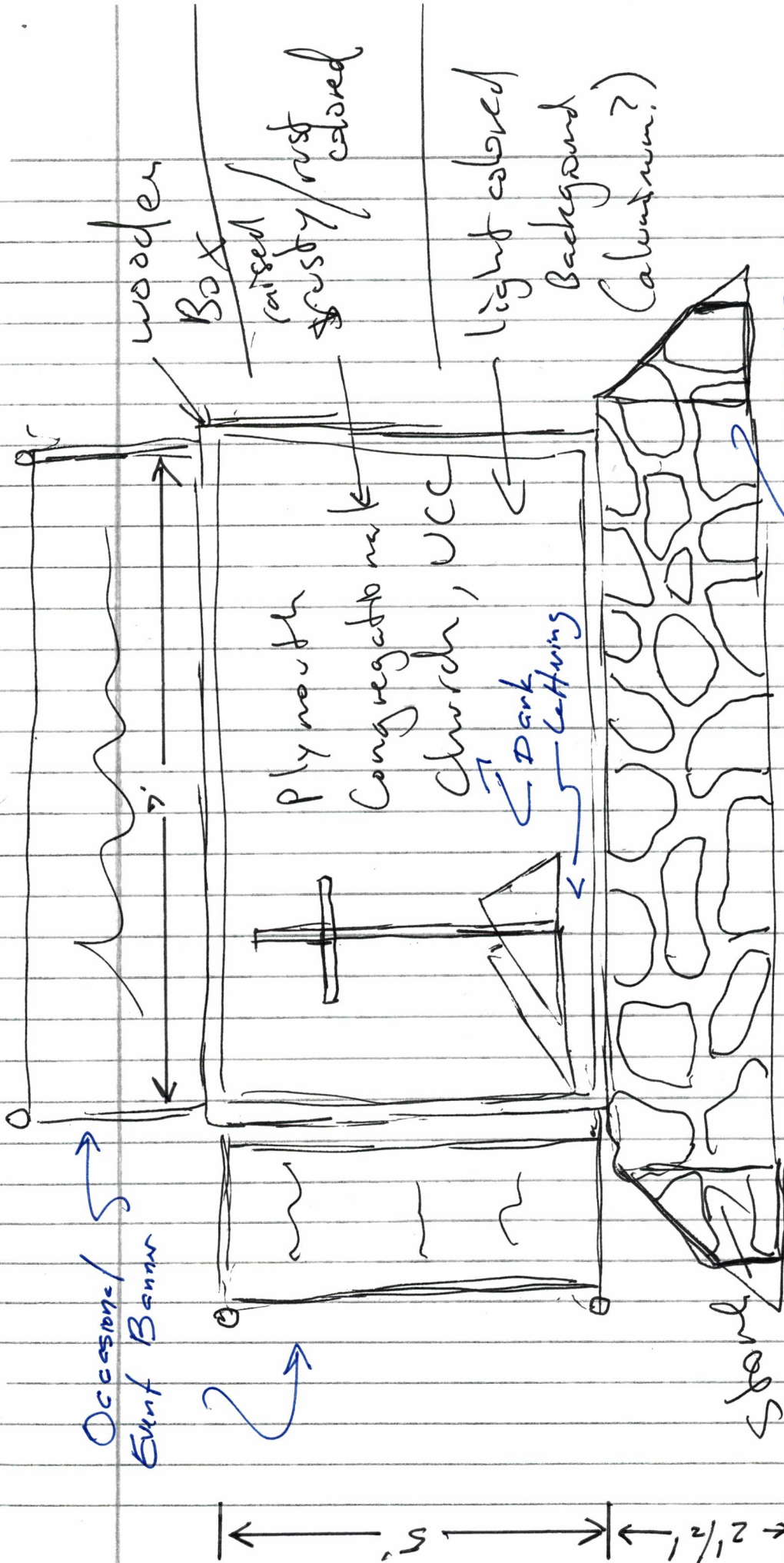
New Plymouth sign would be in compliance with any city building and fire codes. Sign will be un-lighted.

Sign would be re-built in same location. Unitarian sign will remain in place.

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

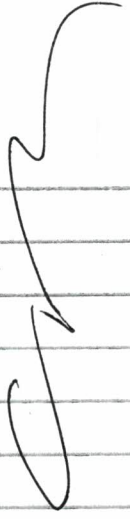
Proposed Plymouth sign drawing will be distributed to neighboring private properties.

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.



NEW, PROPOSED
 PLYMOUTH CHURCH
 SIGN

12/10/23



A

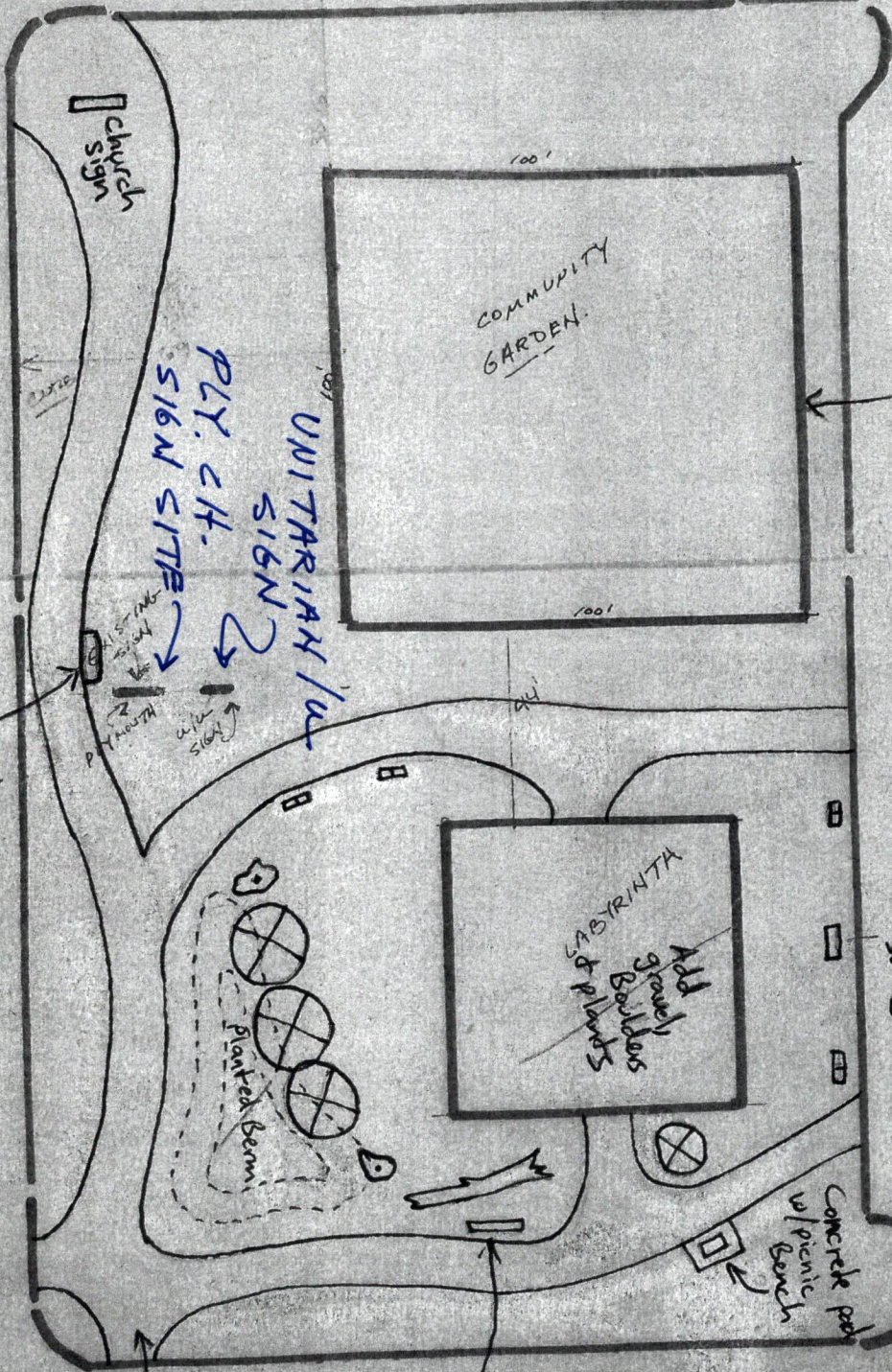
SAMPLE DRAWING

← N

Solar Panels, LCD Screen

OPEN SPACE N. OF CHURCH

WINNIE AVE.



placard w/ history of garden info

PARKING

← CHURCH →

TAMARACK ST.

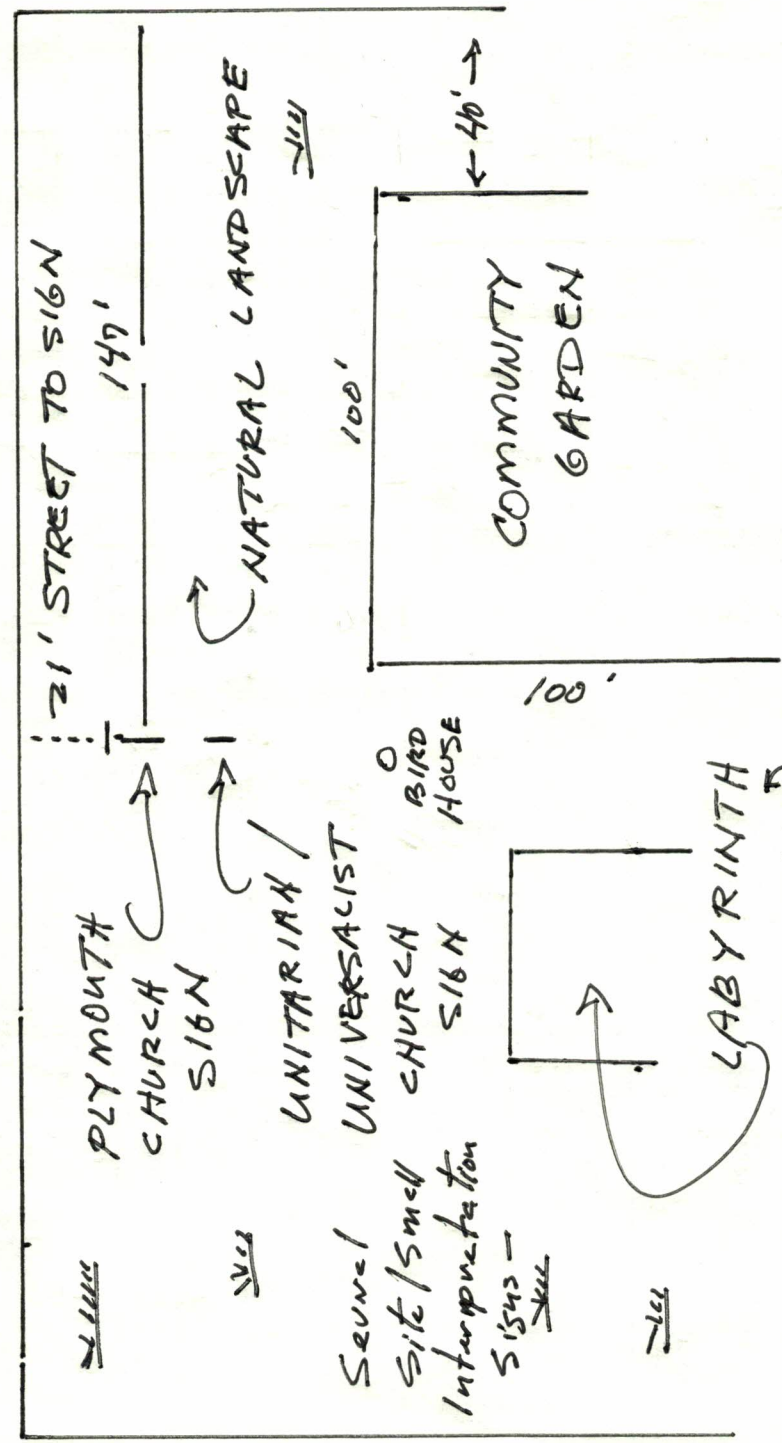
- ⊗ - Trees
- ⊠ - Boulders
- - Benches

HL2020N

300'

1" = 40'

15 ANNIM ST



OAKES

21' STREET TO SIGN

147'

NATURAL LANDSCAPE

Winnie

100'

← 40' →

COMMUNITY GARDEN

100'

BIRD HOUSE

UNITARIAN / UNIVERSALIST CHURCH SIGN

PLYMOUTH CHURCH SIGN

LABYRINTH

Several Benches

Several Site / Small Interpretation Signs - Winnie

TAMARACK

PLYMOUTH CHURCH NORTH SITE DRAWING

Winnie = Natural Vegetation

G. BYRNOM
4-24-2024



Shopping Cart: 0 items [\$0.00]

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

Property Tax ID: 23455

Status: Current
Realware#: 188832205010000
Receipt: 31174

2023 Owner(s):
PLYMOUTH CONGREGATIONAL CHURCH

Mailing Address:
400 S OAKES ST
HELENA, MT 596014605

Levy District:
01-02, Tax District 01

[Tax Comparison](#)

2023 Value:

Market: \$2,254,147
Taxable: \$0

[Detail](#)

2023 Taxes:

	 View Pie Charts	
First Half:	\$4,779.04	Due: 11/30/2023
Second Half:	\$4,779.03	Due: 5/31/2024
Total:	\$9,558.07	

[Detail](#)

2023 Payments:

First Half:	\$4,779.04
Second Half:	\$0.00
Total:	\$4,779.04

(May include penalty & interest)

2023 Legal Records:

Geo Code: 05-1888-32-2-05-01-0000 **Page:** 00000

Property address: 400 S OAKES ST, HELENA MT 59601
Subdivision: (COR) SubDiv COR **Lot:** 1 **Block:** 48
TRS: T10 N, R03 W, Sec. 32
Legal: CORBIN SUBD, S32, T10 N, R03 W, BLOCK
48, Lot 1 - 36
Acres: 2.70

Note: The accuracy of this data is not guaranteed. Property Tax data was last updated 03/28/2024 01:00 PM.

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

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



PREPARED BY:
LOCAL CHURCH MINISTRIES
Church Building & Loan Fund
700 Prospect Avenue, East
Cleveland, Ohio 44115

SATISFACTION OF MORTGAGE

In consideration of the payment of the debt named therein, LOCAL CHURCH MINISTRIES CHURCH BUILDING & LOAN FUND, at 700 Prospect Avenue, Cleveland, Ohio 44115, hereby releases the mortgage dated the 30th day of June in the year Two Thousand Eight, made and executed by PLYMOUTH CONGREGATIONAL CHURCH, to the said LOCAL CHURCH MINISTRIES CHURCH BUILDING & LOAN FUND on the following property:

which was recorded in the Office of the Recorder, County of Lewis & Clark, State of Montana, on the 22nd day of June in the year Two Thousand Ten, at 2:33 in the p.m., Book M42, Page 1198, of Official Records, and which has not been further assigned, is paid, and does hereby consent that the same be discharged of record.

IN WITNESS WHEREOF, the said LOCAL CHURCH MINISTRIES CHURCH BUILDING & LOAN FUND has hereunto caused its corporate seal to be affixed and these presents to be subscribed by its Executive Minister and Treasurer at the City of Cleveland, the 20th day of June, 2018.

In the presence of
WITNESSES:

LOCAL CHURCH MINISTRIES
CHURCH BUILDING & LOAN FUND

Shaena Ragin
Shaena Ragin

By: Susan Mitchell
Susan Mitchell, Associate Director

Erin Frameli
Erin Frameli

By: Ronald Nowak
Ronald Nowak, Assistant Controller

STATE OF OHIO)
): SS
COUNTY OF CUYAHOGA)

On this 20th day of June, 2018, BEFORE ME, a Notary Public in and for said County and State personally appeared the above-named LOCAL CHURCH MINISTRIES CHURCH BUILDING & LOAN FUND, an Ohio corporation, by Susan Mitchell, its Associate Director and Ronald Nowak, its Assistant Controller, who acknowledged that they did sign the foregoing instrument for and on behalf of said corporation and that the same is free act and deed of said corporation and the free act and deed of each of them as such officer.

In testimony whereof, I have hereunto subscribed my name, and affixed my official seal, at Cleveland, Ohio, this 20th day of June, 2018.

Maria Smith Warren
NOTARY PUBLIC



EXHIBIT A

Parcel One (church site): Situated in the County of Lewis and Clark, State of Montana, to-wit:

All of Lots One (1) to thirty-six (36), both inclusive, in Block Forty-eight (48) in Corbin Addition to the City of Helena, in the County of Lewis and Clark, State of Montana.

Project Reviews

City of Helena

Project Number: ZBOA2404-001

Description: **400 S Oakes**

Applied: **4/1/2024**

Approved:

Site Address: **400 S OAKES ST**

Closed:

Expired:

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

Status: **RECEIVED**

Applicant: **<NONE>**

Parent Project:

Owner: **PLYMOUTH CONGREGATIONAL CHURCH**

Contractor: **<NONE>**

Details:

LIST OF REVIEWS

SENT DATE	RETURNED DATE	DUE DATE	TYPE	CONTACT	STATUS	REMARKS
Review Group: ALL						
4/11/2024	4/22/2024	4/25/2024	TRANSPORTATION SYSTEMS	Mark Young	SEE COMMENTS	
Notes:						
- The new church sign must not be in the sight triangle (see City Code Section 7-3-7).						
- The proposed meandering rubberized path does not conform to City Code section 7-4. Boulevard Sidewalk and ADA curb ramps must be installed along the frontages.						
Review Group: AUTO						
4/1/2024		4/4/2024	DIRECTOR REVIEW	Christopher Brink		
Notes:						
Review Group: ZONING						
4/11/2024	4/12/2024	4/25/2024	BUILDING	Kim Mack	APPROVED	
Notes:						
Building Div. has not concerns related to the variances requested. Separate foundation and sign permit application must be submitted, reviewed and approved for permitting.						
4/11/2024		4/25/2024	CITY ATTORNEY	AIMEE HAWKALUK		
Notes:						
4/11/2024	4/16/2024	4/25/2024	FIRE	Lou Antonick	APPROVED	
Notes:						
4/11/2024		4/25/2024	HCC	Peggy Benkelman		
Notes:						

Project Reviews

City of Helena

4/11/2024		4/25/2024	PARKS	DOUG SMITH		
Notes:						
4/11/2024		4/25/2024	POLICE	Jayson Zander		
Notes:						
4/11/2024	4/17/2024	4/25/2024	PUBLIC WORKS	JAMIE CLARK	NO COMMENT	
Notes:						

Kyle Holland

From: Mark Young
Sent: Thursday, April 25, 2024 3:37 PM
To: Kyle Holland
Subject: RE: ZBOA2404-001 - New Site Plan

We don't have any comments on the proposed signs without the paths.



Mark Young, P.E.

Transportation Engineer, City of Helena
(406) 447-8099 | myoung@helenamt.gov
helenamt.gov
3001 E. Lyndale Avenue, Helena MT 59601

NOTE: The contents of this E-mail may contain information that is legally privileged and/or confidential to the named recipient. This information is not to be used by any other person and/or organization. The views expressed in this document do not necessarily reflect those of the City of Helena. Email correspondence to and from City of Helena government offices is subject to the Montana government data practices and may be disclosed to third parties.

To request an accommodation or alternate information format, please contact the Community Development Department/Planning Division at: Voice: 406-447-8490 | TTY: 1-800-253-4091|Relay: 711 Email: citycommunitydevelopment@helenamt.gov

From: Kyle Holland <KHOLLAND@helenamt.gov>
Sent: Thursday, April 25, 2024 10:49 AM
To: Mark Young <MYOUNG@helenamt.gov>
Subject: RE: ZBOA2404-001 - New Site Plan

I think it was a future item like the path, because it was not one of the signs they were applying for the variance for.



Kyle Holland, AIA

Planner II, Community Development Dept.
(406) 447-8492 | kholland@helenamt.gov | helenamt.gov
Room 403, City-County Building



From: Mark Young <MYOUNG@helenamt.gov>
Sent: Thursday, April 25, 2024 10:45 AM
To: Kyle Holland <KHOLLAND@helenamt.gov>
Subject: RE: ZBOA2404-001 - New Site Plan

What happened to the sign in the NE corner, do you know?



Mark Young, P.E.

Transportation Engineer, City of Helena
(406) 447-8099 | myoung@helenamt.gov
helenamt.gov
3001 E. Lyndale Avenue, Helena MT 59601

NOTE: The contents of this E-mail may contain information that is legally privileged and/or confidential to the named recipient. This information is not to be used by any other person and/or organization. The views expressed in this document do not necessarily reflect those of the City of Helena. Email correspondence to and from City of Helena government offices is subject to the Montana government data practices and may be disclosed to third parties.

To request an accommodation or alternate information format, please contact the Community Development Department/Planning Division at: Voice: 406-447-8490 | TTY: 1-800-253-4091|Relay: 711 Email: citycommunitydevelopment@helenamt.gov

From: Kyle Holland <KHOLLAND@helenamt.gov>
Sent: Thursday, April 25, 2024 8:19 AM
To: Mark Young <MYOUNG@helenamt.gov>
Subject: ZBOA2404-001 - New Site Plan

Hello Mark,

Plymouth Congregational Church submitted a new site plan for their variance request that removed the pathways. I have attached it to this email and uploaded it to Trackit.

Thank you,



Kyle Holland, AIA

Planner II, Community Development Dept.
(406) 447-8492 | kholland@helenamt.gov | helenamt.gov
Room 403, City-County Building

