



Minutes
Board of Adjustment Meeting
November 6, 2024 - 5:30 PM
[Recording Available Here](#)

Members Present: Chair Tracy Egeline, Vice-Chair Tim Tholt, Commissioner Andy Shirtliff, Bryan Topp, Carissa Beckwith

City Staff Present: Kyle Holland – Planner II, Travis Goodrich – Planner I, April Sparks – Administrative Assistant

Call to Order and Roll Call

(0:00:00) Chair Egeline called the meeting to order, roll was called, a quorum was established, and the chair led the chamber in the Pledge of Allegiance.

(0:01:41) The minutes from the October 1, 2024, meeting were approved unanimously.

Public Hearing Items

(0:01:49) Staff read the three standards of Section 11-5-5 and the seven standards that may be considered.

Item 1: 496 West Main Street

Staff Presentation and Questions for Staff

(0:04:40) Travis Goodrich, City of Helena Planner I, provided a presentation which included photographs of the subject property, a vicinity map, and site plan. Staff summarized the staff report. No public comment had been received.

(0:08:17) Chair Egeline asked if there was rebuttable presumption. Mr. Goodrich confirmed that there was rebuttable presumption for this case. It was clarified that the applicant was asking to re-build the deck in a smaller footprint than the original, and that the deck would also serve as a carport.

Applicant Presentation and Questions for the Applicant

(0:10:37) Brent Pilon, the applicant and homeowner, briefly addressed the Board. There were no questions from the Board.

Board Discussion

(0:11:52) Chair Egeline opened the board discussion, and stated her support for the request, stating that it seemed straightforward. All other board members echoed their support of the request.



Public Comment

(0:13:41) There was no public comment, as there were no members of the public in the room, and only the applicant and city staff online.

Motion

(0:14:06) Ms. Beckwith motioned to approve a variance from Section 11-4-2 to reduce side lot line setback from 8' to 2', for a property with a legal description of the North 52 feet of lot 2, in Block 1 of Helena Townsite, Lewis and Clark County, Montana, also shown on Certificate of Survey filed under Document Number 268370 with the condition that a building permit must be obtained within one year. Mr. Topp seconded the motion. A roll call vote was taken. The motion passed unanimously (5:0).

General Public Comment

(0:15:12) There was no public comment.

Next Meeting/Announcements

(0:15:25) The December 3rd meeting was discussed, and it was noted that there would be three items coming before the board. Ms. Sparks asked that board members notify her of any conflicts for the meeting date as soon as possible

Adjournment

(0:16:20) Commissioner Shirliff motioned to adjourn. Vice-Chair Tholt seconded. The meeting was adjourned.