

# STAFF REPORT

515 N Ewing

## General Services / Professional Offices Conditional Use Permit

*Case# CUP2403-001*

Kyle Holland  
*Planner II*

Community Development Department  
316 North Park Avenue, Room 403  
Helena, Montana 59623





City of  
**Helena**

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## Section 1 - Project Overview

The applicant, The Phoenix Project, are requesting a Conditional Use Permit to allow for General Services / Professional Offices in an R-3 (Residential) zoning district for the property located at 515 North Ewing Street, legally described as:

All of Lot 9 and the north 1/2 of lots 10, 11, and 12 in Block 434 of the Allen Addition to the City of Helena, Lewis and Clark County, Montana.

The subject property is currently zoned Public Lands and Institutions (PLI). In conjunction with this application, the property owners are requesting a zone change to R-3. The subject property has PLI zoning to the north, west, and the adjacent property to the southwest, with R-3 Residential zoning to the east and south.

## Section 2 - Staff Recommendation

Move to recommend **Approval** of a resolution granting a Conditional Use Permit to allow General Services / Professional Offices uses in a R-3 zoning district for the property legally described as all of Lot 9 and the north 1/2 of lots 10, 11, and 12 in Block 434 of the Allen Addition to the City of Helena, Lewis and Clark County, Montana.

## Section 3 - General Information

**Application Date:** March 19, 2024

**Public Hearing Dates:** Zoning Commission – May 14, 2024  
City Commission – July 29, 2024

**Applicant:** Rebecca Stanfel  
Montana Jewish Project  
P.O. Box 491  
Helena, MT 59624

**Authorized Representative:** Kathy Brown  
P.O. Box 1881  
Helena, MT 59624

**Property Owner:** Phoenix Project  
515 North Ewing  
Helena, MT 59601

**Legal Description:** All of Lot 9 and the north 1/2 of lots 10, 11, and 12 in Block 434 of the Allen Addition to the City of Helena, Lewis and Clark County, Montana.

**General location:** The property is generally located on the southeast side of the intersection of 10th Avenue and North Ewing Street.

**Present Land Use:** Professional Offices, Community Center

**Adjacent Land Uses:**

North:	PLI -	Worship Facility (First Presbyterian Church)
	PLI -	Worship Facility (Cathedral of Saint Helena – Offices)
	R-3 -	Residential
South:	PLI -	Worship Facility (Roman Catholic Bishop of Helena)
	R-3 -	Residential
East:	R-3 -	Residential
West:	PLI -	Worship Facility (Cathedral of Saint Helena)
	TR -	Elementary School (Central School, 1 block away)

**Tract/Property Size:** Approximately 0.29 acres

**2019 Growth Policy**

**Land Use Designation(s):** **Mixed Use**– Places where people can work, live, and play and learn. These areas include a variety of complementary and integrated uses such as, but not limited to, all forms of residential; office; light industrial/manufacturing; retail; entertainment or public uses. Development is usually in a denser comprehensive pattern to achieve a unified, functional, efficient, and aesthetically appealing physical setting, and provides opportunities for connectivity, public transportation, and walkability. Mixed-use areas do not use the traditional segregation of uses.

**Section 4 - Public Process**

- A. Conditional Use Permit applications are filed with the Community Development Department and any required fees must be paid upon submission of an application. The application will then be reviewed by City staff per City Code Section 11-3-2.
- B. The zoning commission shall hold a public hearing and make a recommendation to the city commission per City Code Section 11-3-6.
- D. The city commission shall pass a resolution approving the conditional use, which is effective upon the date of resolution. (Ord. 3097, 4-7-2008; amd. Ord. 3279, 1-13-2020)

This review process as defined by Helena City Code allows for public comment, staff review and vetting through city departments and appointed and elected boards or committees prior to approval. As part of this process, the Community Development Department sends the application materials to applicable departments for their review and comment. This leads to a full evaluation of potential impacts and helps determine how the proposed conditional use relates to the review criteria.

Public Comment

An integral part of the review process is the conducting of public hearings and the solicitation of public comment. As of May 2, 2024, there have been no comments received regarding the proposed conditional use permit. Any comments received during and after the hearing conducted by the Zoning

Commission will be attached to this report and presented to the City Commission for their review and final decision.

## Section 5 –Evaluation

The property at 515 North Ewing currently has the land uses of Professional Offices and Community Center, and is zoned Public Lands and Institutions (PLI). The applicant and property owner are requesting a zone change to the predominate zoning of the area, R-3 Residential, to allow them to seek the present Conditional Use Permit (CUP) to allow General Services business to operate at the property. Consideration of the CUP application is predicated upon prior approval of the zone change request.

The building was built in 1891 as a Synagogue and served the Jewish community until 1935 when it was sold to the State of Montana. Since 1935 it has been used as Professional Offices, first by the State of Montana Department of Health and Human Services, and since 1981 by the Catholic Diocese of Helena. When purchased by the Montana Jewish Project in 2022, the use of Professional Offices was allowed to be continued as a pre-existing legal non-conforming use.

The Conditional Use Permit will allow the owners to bring the use of Professional Offices into conformity with the zoning district. It will also expand the permitted use to allow for the General Services uses that align with the property owners' objectives in a manner consistent with the neighborhood.

Section 11-3-4 of the Helena Zoning Ordinance includes certain criteria that must be reviewed as part of the conditional use permit procedure.

*A. A conditional use permit may be granted by the city commission only upon a finding, supported by substantial credible evidence in the record that the following standards are met:*

- 1. The proposed conditional use, as conditioned, will not adversely impact the public health, safety, or general welfare.*
- 2. The proposed conditional use will not adversely impact or impair the peaceful use of existing property or improvements in the vicinity and the zoning district in which the subject property is located.*

*B. In considering whether sections §11-3-4(A)(1) and (A)(2) of this chapter have been met, the following factors must be considered in determining the impacts of the proposed conditional use on the abutting properties and the neighborhood:*

- 1. Location, character, and natural features of the subject property as it currently exists.*
- 2. Type and size of the proposed structure and improvements and their relative location on the subject property.*
- 3. Historical uses, established use patterns, and recent changes and trends in the neighborhood.*
- 4. Conformity of the proposed use with the neighborhood plan, if one has been adopted.*
- 5. Current and proposed pedestrian, vehicular, and bicycle traffic including ingress and egress, circulation and parking.*

6. *Whether the use is consistent with the Helena Climate Change Action Plan.*
7. *Whether the proposal meets the zoning dimensional standards requirements for the zoning district without the need for a variance.*
8. *Hours of operation.*
9. *Noise.*
10. *Glare.*
11. *Odor.*
12. *Expressed public opinion related to factors identified above.*

*C. The above factors are weighed and evaluated depending on the circumstances of each case. Any one factor may be sufficient to find adverse impacts for the purposes of Section §11-3-4(A)(1) and (A)(2) justifying denial of the permit or placement of special conditions.*

### EVALUATION

1. *Location, character, and natural features of the subject property as it currently exists.*

The existing property is the historic Synagogue, originally constructed in 1891. The applicant has no plans for alteration to the exterior of the building, other than required repairs and maintenance, to protect the historic nature of the building.

2. *Type and size of the proposed structure and improvements and their relative location on the subject property.*

The existing property is the historic Synagogue, originally constructed in 1891. The applicant has no plans for alteration to the exterior of the building, other than required repairs and maintenance, to protect the historic nature of the building.

3. *Historical uses, established use patterns, and recent changes and trends in the neighborhood.*

The property and building served as a Synagogue between 1891 and 1935, at which time the property was sold to the State of Montana. The structure served the State, with modifications, as offices until 1981 and continued as offices for the Catholic Diocese of Helena until the purchase by the Montana Jewish Project in 2022.

The adjacent residences are dated from 1873 to 1910, with the majority of the surrounding residential blocks and properties similarly dated. The adjacent worship facilities were constructed between 1908 and 1914 for the Cathedral of St. Helena and in 1880 for the Presbyterian Church.

4. *Conformity of the proposed use with the neighborhood plan, if one has been adopted.*

This area of Helena does not have a neighborhood plan and development is instead guided by the 2019 Growth Policy, which designates this area as Mixed Use.

Mixed use properties are intended to create areas where people can work, live, play and learn. Residential and office uses are encouraged in mixed use areas in denser configurations to promote more unified and functional settings and provide opportunities for greater connectivity, walkability, public transportation.

5. *Current and proposed pedestrian, vehicular, and bicycle traffic including ingress and egress, circulation and parking.*

The estimated trips per day, based on the IT & E trip generation rate for General Office (11.01 trips per 1,000 sq. ft.) and the size of the building, is 138 trips. This is under the requirement for a traffic impact study, and aligns with the historical use of the use of the building. Adjacent nonresidential Worship Facility uses in the area have a similar, but lower, trip generation rate of 9.11 trips per 1,000 square feet for weekday activities.

The subject property has onsite parking for 11 vehicles and has sufficient frontage along both Ewing Street and 10th Avenue to allow for an additional 11 vehicles to be included in the property’s parking calculations, as defined in Helena City Code 11-22-9.

The property is in a developed neighborhood, with no changes proposed to the subject property. Existing sidewalks and streets will continue to serve both pedestrian and vehicular usage without alteration.

6. *Whether the use is consistent with the Helena Climate Change Action Plan.*

The use of an existing building with minor upgrades allows for minimal environmental impacts compared to the construction of a new structure. The proposed occupant load is less than the historic use and will result in less vehicular traffic to and from the site.

7. *Whether the proposal meets the zoning dimensional standards requirements for the zoning district without the need for a variance.*

An evaluation of the property for compliance with the current zoning requirements of the R-3 zoning districts shows the following conditions:

<b>Design Standard</b>	<b>Zoning Requirement for R-3</b>	<b>Present Condition</b>
Lot Coverage	40% maximum	Approximately 38% (Calculation taken from aerial imagery)
Height	36’ maximum	37’ (Scaled from Building Department Archives Files)
Front Lot Line Setback (Ewing Street)	10’ Minimum	22’ (Scaled from Building Department Archives Files)
Front Lot Line Setback (10 <sup>th</sup> Avenue)	10’ Minimum	1’ (Scaled from Building Department Archives Files)
Side Lot Line Setback (South)	6’ Minimum	4’ (Scaled from Building Department Archives Files)
Side Lot Line Setback (East)	6’ Minimum	49’ (Scaled from Building Department Archives Files)

No new construction is being proposed and there is no requirement for a variance for existing nonconforming structures which are not being altered to increase nonconformity.

8. *Hours of operation.*



Hours of operation will be normal business hours, which is consistent with the current use of the property. Additional Helena Community and Montana Jewish Community events are held approximately 6 times a year and are complete by 8 PM.

9. *Noise.*

No increases in noise level are expected. Proposed use will be internal to the building and noise levels are anticipated to be similar to current and historic levels.

10. *Glare.*

No new lights will be installed as part of this conditional use. There are no known issues with glare at the property.

11. *Odor.*

Odors are expected to be minimal on the site, with no cooking facilities on the property. The subject property is currently served by City Of Helena Solid Waste services and the level of solid waste disposal is not expected to be significantly altered with the addition of General Services office uses.

12. *Expressed public opinion related to factors identified above.*

As of Thursday, May 2, 2024, no public comments have been collected for this proposal.

## Section 6 - Staff Recommendation

The approval of this conditional use in a R-3 zoning district is consistent with the goals and objectives of the 2019 Growth Plan. Those goals are intended to guide City decision making and implement a citizen guided vision for the future of Helena.

### **Staff Recommendation:**

Move to recommend **Approval** of a resolution granting a Conditional Use Permit to allow General Services / Professional Offices uses in a R-3 zoning district for the property legally described as all of Lot 9 and the north 1/2 of lots 10, 11, and 12 in Block 434 of the Allen Addition to the City of Helena, Lewis and Clark County, Montana.


# Appendix A - Maps





# 515 N. Ewing Street Zoning Map



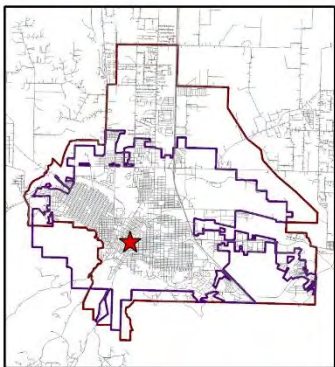
- 515 N. Ewing Street
- Paved
- Alley
- MT Parcels w Condos



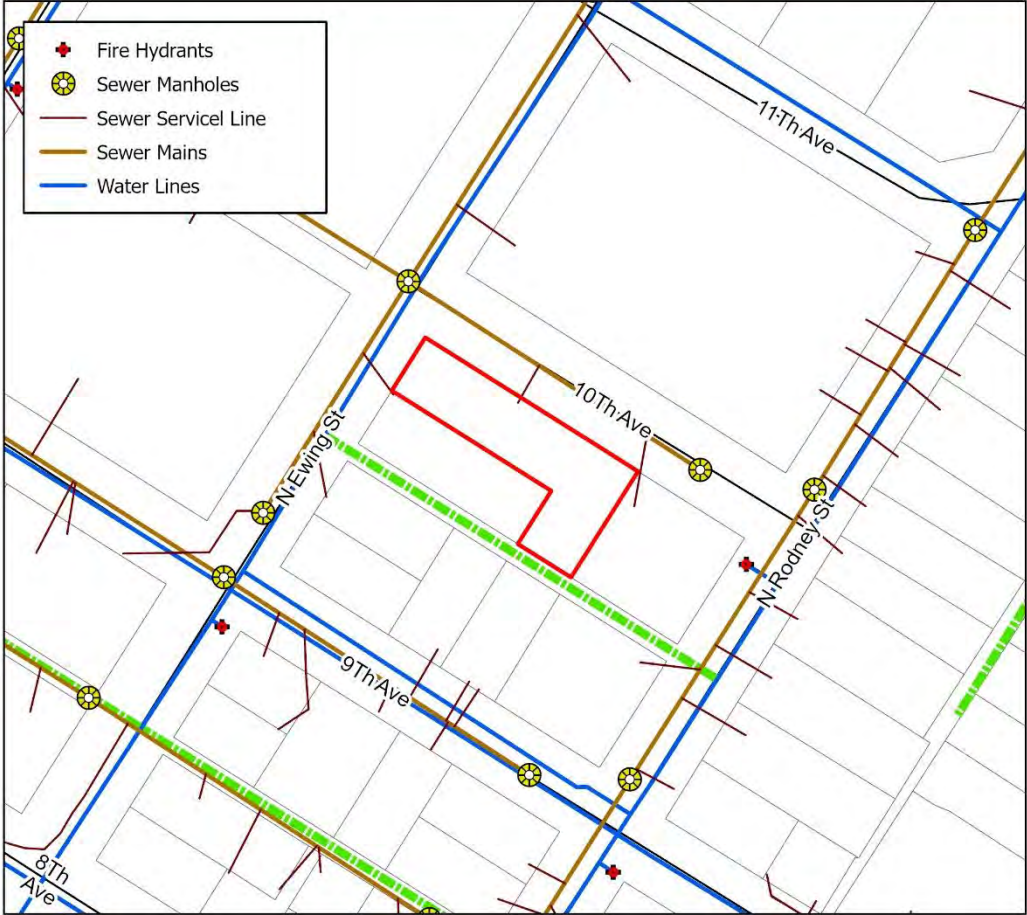
Community Development  
City/County Building  
316 North Park Avenue, Rm. 445  
Helena, MT 59623


Legal Description: ALLEN  
ADDITION, S30, T10 N, R03  
W, BLOCK 434, Lot 9, N2 LTS  
10-12




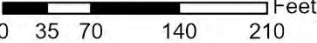
# 515 N. Ewing Street Utility Map



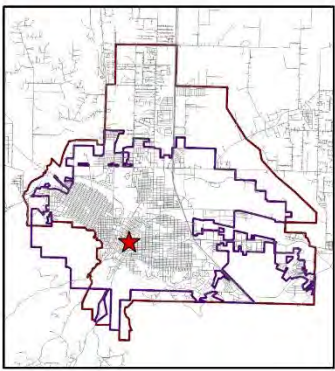
515 N. Ewing Street  
 Paved  
 Alley  
 MT Parcels w Condos



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

  
 Feet  
0 35 70 140 210

Legal Description: ALLEN  
ADDITION, S30, T10 N, R03  
W, BLOCK 434, Lot 9, N2 LTS  
10-12



## Appendix B – Comments



# CONDITIONAL USE PERMIT/AMENDMENT APPLICATION

Community Development Department, Planning Division  
316 North Park Avenue, Room 445, Helena, MT 59623  
406-447-8490; [citycommunitydevelopment@helenamt.gov](mailto:citycommunitydevelopment@helenamt.gov)

Date received:

APPLICATION FEE: \$435.00  
(PAYABLE TO THE CITY OF HELENA)  
ALL FEES ARE NON-REFUNDABLE

**PROPERTY OWNER:** *Primary Contact?*

Name: Phoenix Project Inc Primary Number: 916-216-1580  
Address: PO Box 491, Helena, 596-4 Other Phone: \_\_\_\_\_  
Email: \_\_\_\_\_

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

Name: Rebecca Stanfel Primary Number: 916-216-1580  
Address: PO Box 491, Helena, 59604 Other Phone: \_\_\_\_\_  
Email: rebecca@montanajewishproject.com Company: \_\_\_\_\_

**AUTHORIZED REPRESENTATIVE:** *Primary Contact?*

Name: Kathy Brown Primary Number: 406-459-8045  
Address: PO Box 1881, Helena, 59624 Other Phone: \_\_\_\_\_  
Email: kzbrown61@gmail.com Company: 2 Sams Property Management

**ADDRESS OF PROPERTY:** 515 N Ewing, Helena MT 59601  
Address City State Zip Code

Legal Description (Block & Lots, Subdivision, COS #) ALLEN ADDITION, S30, T10 N, R03 W,  
BLOCK 434, LTS 10-12 S2

Current Zoning District PLI

Geocode 05188830316170000

Provide a current deed & plat

Are there other related Land Use Applications being submitted: Yes  No

Submit proof of current paid taxes

**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: \_\_\_\_\_

Property Owner

Applicant: Rebecca Stanfel MT Jewish Project Date: 03/19/24

Authentisign

(If different from Owner)

**Please provide all the information requested in the Application Instructions. An incomplete application may delay the review of your request.**

**Are you requesting any variances with this application?**  Yes  No  
If yes, see Board of Adjustment application.

**Have any variances or CUPs been previously given for this property?**  Yes  No  
If yes, provide a copy of the variance decision or CUP Resolution.

**Review Process and Criteria per 11-3-3 City Code:** The following completeness review is required for applications for conditional use permits:

- A. Within ten (10) working days of receipt of an application and required filing fee, the City shall review the submitted information to determine whether the application contains all the information required by this chapter. The application is complete if all the information required is provided, thereby forming the basis for an informed decision on the application. The City shall give written notice to the applicant of the determination as to whether or not the application is complete.
- B. If the City determines that information is missing from the application, the City will identify those elements in the notification. If the applicant fails to submit the missing information within five (5) working days of the notice of deficiency, the City may deny approval of the application.
- C. If the applicant corrects the deficiencies and resubmits the application within the time provided above, the City has ten (10) working days to notify the applicant whether the resubmitted application contains all the information required by this chapter.
- D. After a complete application has been filed, the City shall investigate the facts bearing on the application to assure that the action on the application is consistent with the intent and purpose of this Title and then give its recommendation to the Zoning and City Commission.

**A CONDITIONAL USE PERMIT IS EFFECTIVE UPON APPROVAL BY THE CITY COMMISSION AND AFTER ALL OF THE CONDITIONS FOR APPROVAL HAVE BEEN COMPLETED.**

**YOUR PROPOSAL MUST COMPLY WITH THE FOLLOWING:**

- Building and fire codes including required building and occupancy permits.
- Zoning Ordinance requirements including but not limited to: front, side and rear yard setbacks; maximum lot coverage; building height; landscaping; parking; screening; and signage.
- Sidewalks, curbs, and gutters; if deteriorated, repair or replacement may be required.

**APPLICATION INSTRUCTIONS:**

**Please note: "N/A" is not an acceptable answer alone and requires an explanation if used.**

**All conditional use permit applications must include the following information per 11-3-2 CC:**

- 1. Apply to the City on the appropriate forms and pay any required fees. The application must include the property owner's signature;
- 2. Type and extent of the proposed use (including hours of operation);
- 3. Site plan showing the proposed and current location of:
  - Pedestrian, vehicular, and bicycle ingress and egress to the property;
  - Parking and loading areas;
  - Landscaping and screening;
  - Solid waste collection areas;
  - Utilities;
  - Signs; and
  - Lighting;
- 4. Proposed storm water drainage plan;
- 5. Traffic impact study for any use that will generate more than two hundred (200) vehicle trips a day;
- 6. Vicinity map of the area showing the location of the property in relation to surrounding land and zoning in the immediate area, water and wastewater mains, other utilities, and city streets;
- 7. Planned modifications to the existing structure;
- 8. Preliminary architectural drawings for new construction with elevations that include building heights;
- 9. An evaluation of the impacts on the abutting properties and the neighborhood with respect to the factors identified in section 11-3-4B City Code. The evaluation must address any potential adverse impacts and how any such adverse impacts will be mitigated.
- 10. Expected time when the permitted conditional use will commence; and
- 11. Variances requested.



# Montana Jewish Project

## Conditional Use Permit Application 3-18-24

### Responses to Application Instructions

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**1. Signed Application with fee attached and included.**

**2. Extent of the proposed use (including hours of operation)**

- a. With this CUP, MJP will use the building for general services/professional offices. This will involve two MJP staff occupying the second floor of offices to develop and run programs for our statewide Jewish community center (much of which is virtual). To maintain historic Temple Emanu-El, we would like to rent out the basement and first floor to 10-15 professional tenants, who will use it for standard business hours. About six times a year, MJP hosts Jewish community events and events for the greater Helena community upstairs in the large conference space we use as our community room. This space can accommodate a maximum of 50 people. These few occasions are in the afternoon or evening, and end by 8 PM.

**3. Site plan showing the proposed and current location of:**

- a. Pedestrian, vehicular, and bicycle ingress and egress to the property.



This photo (taken last summer) shows the location of the Montana Jewish Project Building – on the corner of Ewing and 10<sup>th</sup> Avenue. You can see the sidewalks are level with no upheavals, and there are already curb cuts in place for pedestrians, allowing for reasonable ingress and egress. MJP contracts with a snow removal company to attend to the sidewalks and the adjacent parking lot in the winter. The landscaping is mature and well-tended. There is a parking lot behind the building that will accommodate the building tenants (photos included

**b. Parking and loading areas:**



These photos show the parking lot in the back of the building owned by MJP. It will accommodate about 10 cars, which should be adequate tenant parking on any given day. MJP contracts with a snow removal company in the winter to keep the lot cleared of snow. There is a back door to the building for tenant entrance from the parking lot.



**c. Landscaping and screening:**

The earlier photo shows the landscaping around the building is mature and well-tended. MJP leases the yard next to the building from the Diocese of Helena. We maintain this as an open yard. There are trees and bushes that partially screen the building and lawn from its next door (residential) neighbor. We maintain an underground sprinkler system and hire lawn maintenance in the summer.

**d. Solid waste collection area:**

We are on the city schedule for sanitation pick up and have a garbage receptacle in the parking lot with access via the alley for pickup.

**e. Utilities**

We are on city water and sewer and contract with Northwestern Energy for gas and electric service.

**f. Signs**

The only signage we have is the National Historic Register sign located in front of the building in the front lawn of the property.

**g. Lighting**

There are two lights in the front of the building illuminating the front stairs and a light in the back parking lot. We have no additional lighting other than the existing lighting provided by the city.

**4. Proposed storm water drainage plan.**

We have no proposals to change the current storm water drainage plan in the neighborhood. It is adequate and functional.

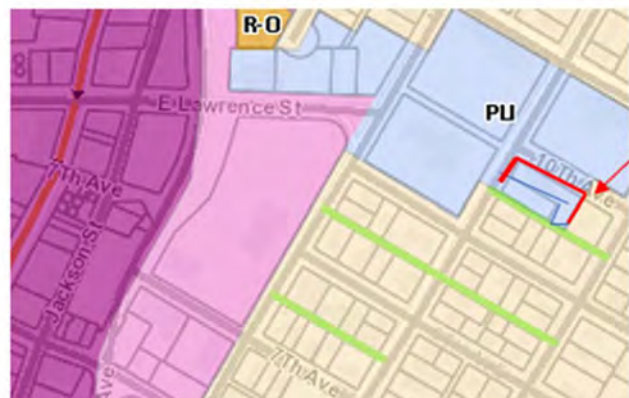
**5. Traffic impact study for any use that will generate more than two hundred (200) vehicle trips a day.**

Our proposed use of the building will not increase the traffic in the area. We like the integrity and character of this neighborhood and will not be doing anything to adversely affect it with increased traffic, noise, etc.

**6. Vicinity map of the area showing the location of the property in relation to surrounding land and zoning in the immediate area, water and wastewater mains, other utilities and city streets.**

Although this map does not show the water or wastewater mains, it shows the area as a recognizable location that is

and has been well served by city services without any known difficulties.



**7. Planned modifications to the existing structure.**

Our intent is to respect the historic nature of this building and do our very best to maintain it well into the future. We have no plans for modifications, only for necessary repairs and maintenance. We replaced the roof last summer and will continue to make repairs to protect the integrity of this historic building.

**8. Preliminary architectural drawings for new construction with elevations that include building heights.**

Again, we have no plans to make any modifications to the building; therefore we have no need for architectural drawings.

**9. An evaluation of impacts on the abutting properties and the neighborhood with respect to the factors identified in section 11-3-4B City Code. The evaluation must address any potential adverse impacts and how any such adverse impacts will be mitigated.**

Apart from approximately 6 times a year, we do not foresee any changes to the neighborhood. In fact, the CUP for MJP to use historic Temple Emanu-El for general services/professional offices will not change how the building has been used for nearly 90 years. When MJP holds community events about six times a year, we have an agreement with First Presbyterian Church next door for our attendees to use their large and usually empty lot.

**10. Expected time when the permitted conditional use will commence.**

We plan to commence as soon as the CUP is granted.

**11. Variances requested.**

We have no need to request any variances other than what has been outlined in this application.

# Montana Jewish Project

## Conditional Use Permit Application 3-18-24

### Responses to Application Instructions

---

**1. Signed Application with fee attached and included.**

**2. Extent of the proposed use (including hours of operation)**

- a. With this CUP, MJP will use the building for general services/professional offices. This will involve two MJP staff occupying the second floor of offices to develop and run programs for our statewide Jewish community center (much of which is virtual). To maintain historic Temple Emanu-El, we would like to rent out the 11 offices between the basement and first floor to professional tenants, who will use it during standard business hours. About six times a year, MJP hosts Jewish community events and events for the greater Helena community upstairs in the large conference space we use as our community room. This space can accommodate a maximum of 50 people. These few occasions are in the afternoon or evening, and end by 8 PM.

**3. Site plan showing the proposed and current location of:**

- a. Pedestrian, vehicular, and bicycle ingress and egress to the property.

This photo shows the location of the subject building at the intersection at Ewing and 10<sup>th</sup> Avenue. You can see the sidewalks are level with no upheavals, and there are already curb cuts in place for pedestrians, allowing for reasonable ingress and egress. This is not a high traffic area – as Rodney Street (one block to the East) is a through street for



North and South traffic, and 11<sup>th</sup> Avenue (one block to the North) provides the main traffic for East and West travel. It is an easy neighborhood to walk or bike in, and the streets are wide enough to allow curbside parking in addition to two-way traffic.

**b. Parking and loading areas:**



This photo shows the parking lot in the back of the building owned by MJP. It will accommodate about 10 cars, which should be adequate tenant parking on any given day. MJP contracts with a snow removal company to attend to snow removal in the parking lot as well as the pedestrian sidewalks. There is a back door to the building for tenant entrance from the parking lot.

**c. Landscaping and screening:**

The subject property is beautifully landscaped with watered lawns and mature trees surrounding the property. The property has an underground sprinkler system that is well maintained and provides adequate watering. MJP contracts with a lawn maintenance company who provides mowing and trimming and does an excellent job of keeping the lawns well-tended.



This photo shows the front and south side of the building where there is an open yard area outlined by mature bushes that partially screen the building and lawn from its next door (residential) neighbor and any Ewing Street traffic.

**d. Solid waste collection area:**

We are on the city schedule for sanitation pick up and have a garbage receptacle in the parking lot with access via the alley for easy pickup.

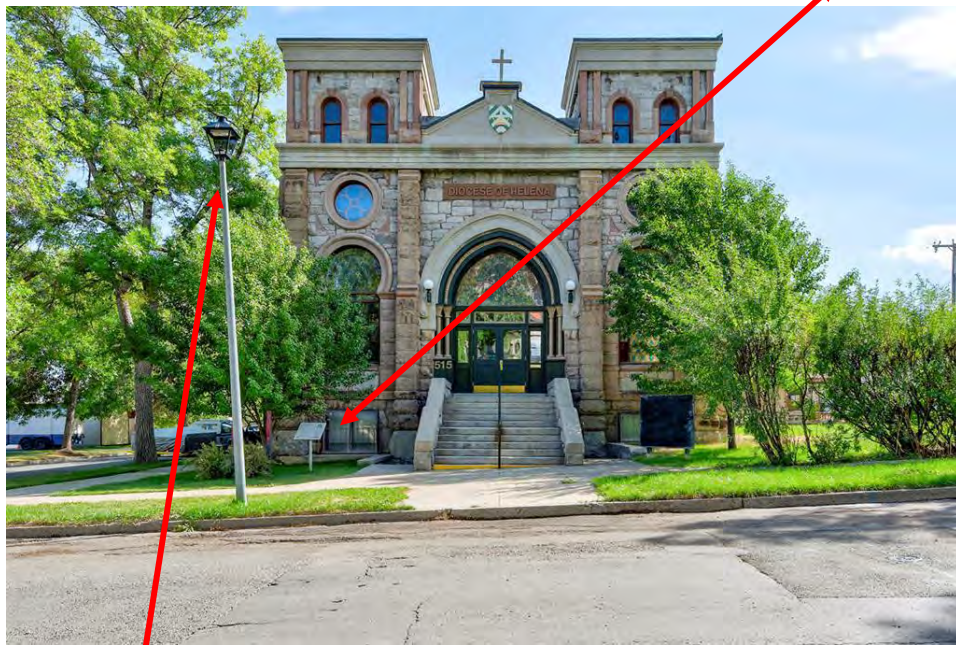


**e. Utilities**

The subject building is serviced by city water and sewer and contract with Northwestern Energy for gas and electric service.

**f. Signs**

The only signage we have is the National Historic Register sign located in front of the building on the front lawn of the property.



**g. Lighting**

There is a nice light pole in the front of the building illuminating the front stairs and a light in the back parking lot. We have no additional lighting other than the existing lighting provided by the city.

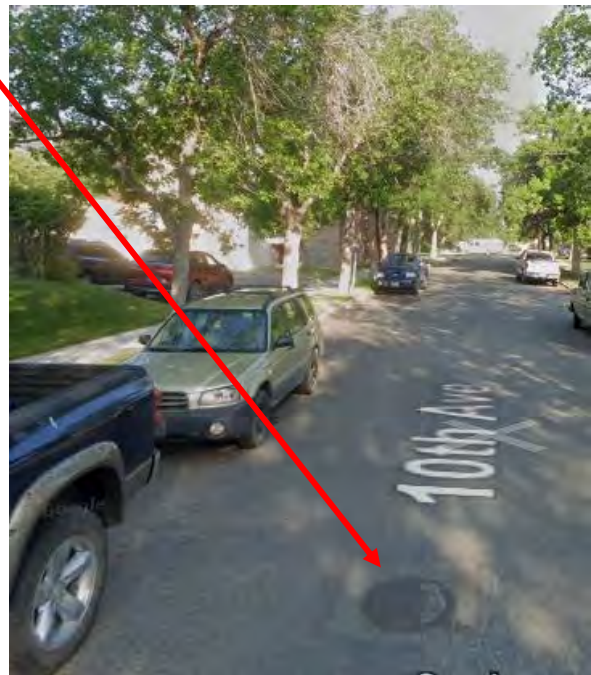
#### 4. Proposed storm water drainage plan.

We see no need to make any proposed changes to the current storm water drainage plan in the neighborhood. There are two access points in the immediate vicinity of the subject property. This one is shown at the intersection of 9<sup>th</sup> and Ewing, and the photo below shows the one on 10<sup>th</sup> Avenue near the parking lot for the building. In the year or more we've occupied the building we have found things to be adequate and functional.



#### 5. Traffic impact study for any use that will generate more than two hundred (200) vehicle trips a day.

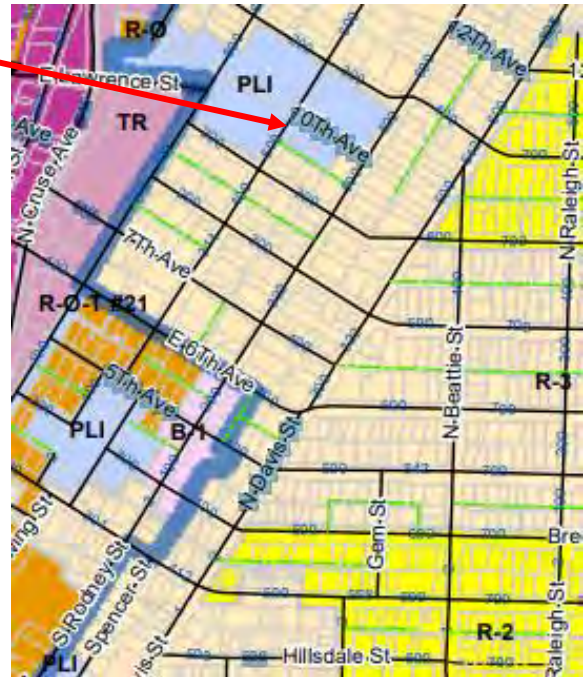
According to the IT & E Trip Generation Manual, we are told there are 138 trips per day. This is based on the office building calculation of 11.01 trips per every 1,000 sq ft of space. There is no evidence to show that our requested zoning change will have any impact on the current traffic pattern. The Catholic Diocese had approximately 30 people utilizing the offices during their tenure. The Montana Jewish Project staff is small, and even if we rented all eleven (11) offices, it is highly unlikely we would exceed that number of tenants. We have a parking lot for the building so we would not create any problems with parking either. Our proposed use of the building will not increase the traffic in the area. We like the integrity and character of this neighborhood and will not be doing anything to adversely affect it with increased traffic, noise, etc.





**6. Vicinity map of the area showing the location of the property in relation to surrounding land and zoning in the immediate area, water and wastewater mains, other utilities and city streets.**

The subject property is shown here at the intersection of 10<sup>th</sup> Avenue and Ewing Street. You will see the surrounding neighborhood is R-3 with some R-2, R-0 and B-1 in the vicinity. This area is and has been well serviced by city utilities and services; i.e., city water, waste water, sanitation, street cleaning and snow plowing. The photo on the previous page shows the two manholes in close proximity to the building. Also shown earlier, the city streets are of good width providing on street parking, bicycle and vehicular traffic as well as pedestrian traffic.



**7. Planned modifications to the existing structure.**

Our intent is to respect the historic nature of this building and do our very best to maintain it well into the future. We have no plans for modifications, only for necessary repairs and maintenance. We replaced the roof last summer and will continue to make repairs to protect the integrity of this historic building.

**8. Preliminary architectural drawings for new construction with elevations that include building heights.**

Again, we have no plans to make any modifications to the building; therefore, we have no need for architectural drawings.

**9. An evaluation of impacts on the abutting properties and the neighborhood with respect to the factors identified in section 11-3-4B City Code. The evaluation must address any potential adverse impacts and how any such adverse impacts will be mitigated.**

MJP has been occupying the building since its purchase a little more than 18 months ago. During that time there has been no known impact on any of the abutting properties. Our neighbor to the East has asked to use our parking lot for his rental tenant. Permission was granted with no issue. Our neighbor to the South brought us a tree to plant in our side yard as a “welcome to the neighborhood” gift. We have invited all our neighbors in for a tour of the building – and many have accepted. We have received a warm welcome from all.

As we went door-to-door to communicate our plans to apply for a zoning change, the only concern raised was about street parking in front of residential homes. We are confident that will not be a concern as we have our own parking lot for the building and can (and will) include language in any lease agreement regarding parking. Another concern was in regard to increased taxes – which zoning doesn't affect. Again, we want to be good neighbors and respect the character and integrity of this neighborhood. In fact, the CUP for MJP to use historic Temple Emanu-El for general services/professional offices will not change how the building has been used for nearly 90 years. When MJP holds community events about six times a year, we have an agreement with First Presbyterian Church next door for our attendees to use their large and usually empty lot.

**10. Expected time when the permitted conditional use will commence.**

We plan to commence as soon as the CUP is granted.

**11. Variances requested.**

We have no need to request any variances other than what has been outlined in this application.

**12. Based on the criteria from 11-3-4 City Code, we acknowledge the following:**

- a.** Location, character, and natural features of the subject property as it currently exists – will not change based on our requested zone change. As we have stated before, we only want to occupy the building in the same way it has been for the last several decades, as professional office space. We embrace the current character of the building and want to maintain it the same way.
- b.** Type and size of the proposed structure and improvements and their relative location on the subject property – again, there will be no change to the structure, especially on the outside. Inside may see some fresh paint and eventually new carpet in some areas.
- c.** Historical uses, established use patterns, and recent changes and trends in the neighborhood – these factors will not be affected by our requested zone change. The building has been historically used as office space – and we want to continue that. We will have less occupants than the former owners had.
- d.** Conformity of the proposed use with the neighborhood plan if one has been adopted? We are not aware of any neighborhood plan. Again, there will be no change to the use of the building or its impact on the neighborhood.
- e.** Current and proposed pedestrian, vehicular, and bicycle traffic including ingress and egress, circulation, and parking – We have a small parking lot in the back of the building that is underutilized. We have nice sidewalks and quiet residential streets. People are seen walking their dogs, riding their bikes, and driving their cars – all very normal. No changes anticipated in these areas.

- f.** Whether the use is consistent with the Helena Climate Change Action Plan. After reading this plan, we conclude our requested zone change will not adversely impact emissions. If we were to maintain our PLI zoning and use our space for educational or daycare purposes – we would then expect increased traffic and increased emissions. Our requested change will not increase any traffic patterns, and therefore will not increase emissions. The building is heated with a hot water system, which will not change based on our proposed use of the building.
- g.** Whether the proposal meets the zoning dimensional standards requirements for the zoning District without the need for a variance; as stated earlier in this document, 515 N Ewing meets the zoning dimensional standards without the need for a variance.
- h.** Hours of Operation – will mainly be business hours – Monday thru Friday 9:00 a.m. – 5:00 p.m. As stated earlier, occasional activities may take place on an evening or weekend.
- i.** Noise – no noise is anticipated.
- j.** Glare – we only have one street light, and it is not glaring.
- k.** Odor – none. Our use of the building does not include cooking, or hazardous waste – nothing that would constitute a concern for odors.

**We thank you for your consideration of our application. Please let us know if you have any questions regarding our application.**

# 515 N Ewing Site Plan



- **Yellow Dotted line shows Pedestrian ingress and egress to premises**
- **Red dotted line shows 2-way vehicular traffic on Ewing and 10<sup>th</sup> Ave as well as bicycle traffic**
- **Green outlines the parking lot and loading area behind the building**
- **Orange line shows the mature shrubbery, hedges, trees, etc. surrounding the subject property**
- **X marks the site of the sanitation bin with easy pickup from the alley**

**Our narrative offers more detailed descriptions and photos of these items, but this gives you a good sense of the entire picture.**

# Property Record Card

## Summary

### Primary Information

**Property Category:** RP **Subcategory:** Commercial Property  
**Geocode:** 05-1888-30-3-16-17-0000 **Assessment Code:** 0000004633  
**Primary Owner:** PHOENIX PROJECT INC **PropertyAddress:** 515 N EWING ST  
 PO BOX 491 HELENA, MT 59601  
 HELENA, MT 59624-0491 **COS Parcel:**  
*NOTE: See the Owner tab for all owner information*

### Certificate of Survey:

**Subdivision:** ALLEN ADDITION

### Legal Description:

ALLEN ADDITION, S30, T10 N, R03 W, BLOCK 434, Lot 9, N2 LTS 10-12

**Last Modified:** 10/23/2023 7:38:04 PM

### General Property Information

**Neighborhood:** 205.202.C **Property Type:** EP - Exempt Property  
**Living Units:** 0 **Levy District:** 05-048702-0102  
**Zoning:** **Ownership %:** 100  
**Linked Property:**

No linked properties exist for this property

### Exemptions:

No exemptions exist for this property

### Condo Ownership:

**General:** 0 **Limited:** 0

### Property Factors

**Topography:** **Fronting:**  
**Utilities:** **Parking Type:**  
**Access:** **Parking Quantity:**  
**Location:** **Parking Proximity:**

### Land Summary

<u>Land Type</u>	<u>Acres</u>	<u>Value</u>
Grazing	0.000	00.00
Fallow	0.000	00.00
Irrigated	0.000	00.00
Continuous Crop	0.000	00.00
Wild Hay	0.000	00.00
Farmsite	0.000	00.00
ROW	0.000	00.00
NonQual Land	0.000	00.00
Total Ag Land	0.000	00.00
Total Forest Land	0.000	00.00
Total Market Land	0.287	119,039.00

### Deed Information:

Deed Date	Book	Page	Recorded Date	Document Number	Document Type
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8/25/2022	M61	4192	8/25/2022	3402774	Warranty Deed
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### Owners

Party #1

**Default Information:** [PHOENIX PROJECT INC](#)  
[PO BOX 491](#)

**Ownership %:** 100

**Primary Owner:** "Yes"

**Interest Type:** [Fee Simple](#)

**Last Modified:** [9/7/2022 1:57:25 PM](#)

Other Names

Other Addresses

**Name**

**Type**

### Appraisals

#### Appraisal History

Tax Year	Land Value	Building Value	Total Value	Method
2023	119039	824880	943919	COST
2022	67890	681400	749290	COST
2021	67890	681400	749290	COST

### Market Land

Market Land Item #1

**Method:** [Sqft](#)

**Type:** [Primary Site](#)

**Width:**

**Depth:**

**Square Feet:** [12,500](#)

**Acres:**

Valuation

**Class Code:** [2153](#)

**Value:** [119039](#)

### Dwellings

#### Existing Dwellings

[No dwellings exist for this parcel](#)

### Other Buildings/Improvements

Outbuilding/Yard Improvements

[No other buildings or yard improvements exist for this parcel](#)

### Commercial

#### Existing Commercial Buildings

Building Number	Building Name	Structure Type	Units/Bldg	Year Built	
1		<a href="#">353 - Office Building, Low Rise (1 to 4 stories)</a>	1	1890	<a href="#">View</a>

General Building Information

**Building Number: 1**      **Building Name:**      **Structure Type: 353 - Office Building, Low Rise (1 to 4 stories)**  
**Units/Building: 1**      **Identical Units: 1**  
**Grade: A**      **Year Built: 1890**      **Year Remodeled: 0**  
**Class Code: 3150**      **Effective Year: 1980**      **Percent Complete: 0**

Interior/Exterior Data Section #1

**Level From: 01**      **Level To: 01**      **Use Type: 053 - Office**

Dimensions

**Area: 3,528**      **Use SK Area: 1**  
**Perimeter: 252**      **Wall Height: 8**

Features

**Exterior Wall Desc: 01 - Brick or Stone**      **Construction: 1-Wood Frame/Joist/Beam**      **Economic Life: 45**  
**% Interior Finished: 100**      **Partitions: 2-Normal**      **Heat Type: 1-Hot Air**  
**AC Type: 0-None**      **Plumbing: 2-Normal**  
**Physical Condition: 3-Normal**      **Functional Utility: 3-Normal**

Building Other Features

Description	Qty	Width	Length	Height	Area	Calculated Value	Unadjusted Value
RA3 - Garage, attached, frame, unfinished	1	00	00	0	462	22031.78	22032
RT2 - Patio, concrete	1	00	00	0	108	665.140951	665
PP1 - Porch, open	1	00	00	0	108	5889.24	5889
RA3 - Garage, attached, frame, unfinished	1	00	00	0	462	22031.78	22032
RT2 - Patio, concrete	1	00	00	0	108	665.140951	665
PP1 - Porch, open	1	00	00	0	108	5889.24	5889

Interior/Exterior Data Section #2

**Level From: B1**      **Level To: B1**      **Use Type: 053 - Office**

Dimensions

**Area: 3,528**      **Use SK Area: 1**  
**Perimeter: 252**      **Wall Height: 8**

Features

**Exterior Wall Desc: 00 - None**      **Construction: 1-Wood Frame/Joist/Beam**      **Economic Life: 45**  
**% Interior Finished: 100**      **Partitions: 2-Normal**      **Heat Type: 1-Hot Air**  
**AC Type: 0-None**      **Plumbing: 2-Normal**  
**Physical Condition: 3-Normal**      **Functional Utility: 3-Normal**

Building Other Features

Description	Qty	Width	Length	Height	Area	Calculated Value	Unadjusted Value
RA3 - Garage, attached, frame, unfinished	1	00	00	0	462	22031.78	22032
RT2 - Patio, concrete	1	00	00	0	108	665.140951	665
PP1 - Porch, open	1	00	00	0	108	5889.24	5889
RA3 - Garage, attached, frame, unfinished	1	00	00	0	462	22031.78	22032
RT2 - Patio, concrete	1	00	00	0	108	665.140951	665
PP1 - Porch, open	1	00	00	0	108	5889.24	5889

Interior/Exterior Data Section #3

**Level From: 02**      **Level To: 02**      **Use Type: 053 - Office**

Dimensions

**Area: 3,528**      **Use SK Area: 1**  
**Perimeter: 252**      **Wall Height: 8**

Features

<b>Exterior Wall Desc:</b> 01 - Brick or Stone	<b>Construction:</b> 1-Wood Frame/Joist/Beam	<b>Economic Life:</b> 45
<b>% Interior Finished:</b> 100	<b>Partitions:</b> 2-Normal	<b>Heat Type:</b> 1-Hot Air
<b>AC Type:</b> 0-None	<b>Plumbing:</b> 2-Normal	
<b>Physical Condition:</b> 3-Normal	<b>Functional Utility:</b> 3-Normal	

Building Other Features

No other features exist for this interior/exterior detail

Interior/Exterior Data Section #4

<b>Level From:</b> 01	<b>Level To:</b> 01	<b>Use Type:</b> 086 - Support Area
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Dimensions

<b>Area:</b> 360	<b>Use SK Area:</b> 1
<b>Perimeter:</b> 60	<b>Wall Height:</b> 8

Features

<b>Exterior Wall Desc:</b> 02 - Frame	<b>Construction:</b> 1-Wood Frame/Joist/Beam	<b>Economic Life:</b> 45
<b>% Interior Finished:</b> 100	<b>Partitions:</b> 0-None	<b>Heat Type:</b> 0-None
<b>AC Type:</b> 0-None	<b>Plumbing:</b> 0-None	
<b>Physical Condition:</b> 3-Normal	<b>Functional Utility:</b> 3-Normal	

Building Other Features

No other features exist for this interior/exterior detail

Elevators and Escalators

No elevators or escalators exist for this building

### Ag/Forest Land

Ag/Forest Land

No ag/forest land exists for this parcel