



ZONE CHANGE APPLICATION

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

Date received:

RECEIVED

APR 17 2024

City Comm. Dev. Dept.

APPLICATION FEE: \$410.00
(PAYABLE TO THE CITY OF HELENA)
ALL FEES ARE NON-REFUNDABLE

Application to the Helena Zoning Commission and City Commission for an amendment to the official Zoning Map. Such amendments re-classify property from one zoning district to another.

PROPERTY OWNER: Primary Contact?

Name: 133 7th Ave LLC Primary Number: (406) 459-3344
Address: 1437 Helena Ave #8 Other Phone: _____
Email: iversonmontana@gmail.com

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

Name: John Iverson Primary Number: (406) 459-3344
Address: 1437 Helena Ave #8 Other Phone: _____
Email: iversonmontana@gmail.com Company: _____

AUTHORIZED REPRESENTATIVE: Primary Contact?

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

Address of the Property: 102 S Cooke St. Helena, MT 59601
Address City State Zip Code

Legal Description (Lots, Block, & Subdivision, COS #, deed reference)
CORBIN SUBD, S32, T10 N, R03 W, BLOCK 29, Lot 18 - 20

Provide a current deed and plat/COS with the metes and bounds of the subject property

Geocode 05-1888-32-2-19-19-0000

Current City Zoning District R-2

Proposed Zoning District R-3


Adjacent Zoning Districts R-2 and R-3

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

Submit proof of current paid taxes

Existing use on the property Residential House

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: 2/14/24
Property Owner
Applicant: _____ Date: _____
(If different from Owner)

Review Criteria

(A different zoning district may be recommended if it appropriately fits the review criteria)

Your application will be reviewed using Montana MCA Section 76-2-304, "Criteria and Guidelines for Zoning Regulations" stated below.

- (1) Zoning regulations must be:
 - (a) made in accordance with a growth policy; and
 - (b) designed to secure safety from fire and other dangers;
 - (ii) promote public health, public safety, and the general welfare; and
 - (iii) facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements.
- (2) In the adoption of zoning regulations, the municipal governing body shall consider:
 - (a) reasonable provision of adequate light and air;
 - (b) the effect on motorized and nonmotorized transportation systems;
 - (c) promotion of compatible urban growth;
 - (d) the character of the district and its peculiar suitability for particular uses; and
 - (e) conserving the value of buildings and encouraging the most appropriate use of land throughout the jurisdictional area.

Per Section 11-1-10 of the Helena City Code, the Zoning Commission and the City Commission will hold public hearings, to give the public an opportunity to be heard upon the matter. The Zoning Commission will make a recommendation to the City Commission who will approve or deny the requested zoning. If approved, the zone change becomes effective 30 days after final pass of the zone change Ordinance.