



CITY OF HELENA
Board of Adjustment
May 2, 2023 - 5:30 PM
Zoom Online Meeting; <https://zoom.us/j/95139091644>

Call to Order and Roll Call

Minutes

- A. February 7, 2023
- B. March 7, 2023

Regular Items

A. Public Hearing

Item 1:

1. A variance from Section 11-4-2 to decrease the side lot line minimum setback from 6' to 3', for a property with a legal description of Lot 13 of Block H of the Blake Addition Amended to the City of Helena, Lewis and Clark County, Montana.
2. A variance from Section 11-4-2 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 with a legal description of Lot 13 of Block H of the Blake Addition Amended to the City of Helena, Lewis and Clark County, Montana. The reason for the variance is to rebuild a garage in the same location as the garage that it will replace. The applicant contends they have a rebuttable presumption. This property is located at 720 Breckenridge St.

Item 2:

1. A variance from Section 11-23-10 to increase the allowable area of a freestanding sign from 150sf to 192sf for the southern freestanding sign, for a property with a legal description of Lots 2 and 3 of Block 1 on COS #3100615 of the Nob Hill Subdivision, City of Helena, Lewis and Clark County, Montana.
2. A variance from Section 11-23-10 to increase the allowable height of a freestanding sign from 34' to 37' for the southern freestanding sign, for a property with a legal description of Lots 2 and 3 of Block 1 on COS #3100615 of the Nob Hill Subdivision, City of Helena, Lewis and Clark County, Montana. The reason for the variance is to allow for wayfinding from the interstate. This property is located at 3196 Colonial Dr.

Item 3:

1. A variance from Section 11-9-7-D-3-a to allow parking to be located at the front of the building, for a property with a legal description of Lots 22, 23 and



24A in Block 1 of the Original Helena Townsite in the City of Helena, Lewis and Clark County, Montana, as shown on the Retracement Survey filed under Doc. No. 3013758

2. A variance from Section 11-4-2 to reduce the allowable setback of the vehicular entrance of a garage that abuts public right of way from 20' to 5', for a property with a legal description of Lots 22, 23 and 24A in Block 1 of the Original Helena Townsite in the City of Helena, Lewis and Clark County, Montana, as shown on the Retracement Survey filed under Doc. No. 3013758

The reason for this variance is to provide off-street parking on a site with severe topographical limitations. This property is located at 440 S Park Ave.

Item 4:

1. A variance from Section 11-4-2 to reduce the minimum side setback from 8' to 0', for a property with a legal description of the East 8 feet of Lot 4, and the West 30 feet of Lot 5 in Block 65 of the NORTHERN PACIFIC ADDITION to the City of Helena, Lewis and Clark County, Montana.

The reason for the variance is to rebuild a garage in the same location as the garage that it will replace. The applicant contends they have a rebuttable presumption. This property is located at 1719 Boulder Ave.

Item 5:

1. A variance from Section 11-23-10 to increase the aggregate area of wall signage from 200sf to 400sf, for a property with a legal description of Lot 3-A of the C. W. Cannon Addition to the City of Helena, Lewis and Clark County, Montana, as described on COS #3397792

The reason for the variance is for wayfinding and to appropriately scale the signage to the building. This property is located at 1645 Vandelay Ave.

Item 6:

1. A variance from Section 11-4-2 to decrease the minimum side lot line setback from 8' to 5', for a property with a legal description of the East ½ of Lots 11 and 12 in Block 27 of the Grand Avenue Addition, Lewis and Clark County, Montana.
2. A variance from Section 11-4-2 to decrease the minimum rear lot line setback from 10' to 3', for a property with a legal description of the East ½ of Lots 11 and 12 in Block 27 of the Grand Avenue Addition, Lewis and Clark County, Montana.

The reason for this variance is to construct a new garage. This property is located at 709 Cedar St.

B. Old Business

- **Recitation of Pledge of Allegiance before meetings**

C. New Business

- **None identified**



Public Comment

Member Communications / Proposals for next Agenda

Meetings of Interest / Announcements

- **Next scheduled meeting is June 6, 2023.**

Adjournment

Persons with disabilities requiring accommodations to participate in the City's meetings, services, programs, or activities should contact the City's ADA Coordinator as soon as possible to allow sufficient time to arrange for the requested accommodation, at any of the following: Phone: (406) 447- 8491; TTY Relay Service 1-800-253-4091 or 711; Email: citycommunitydevelopment@helenamt.gov; Mailing Address & Physical Location: 316 North Park, Avenue, Room 445, Helena, MT 59623.