



CITY OF HELENA
Board of Adjustment
October 3, 2023 - 5:30 PM
Zoom Online Meeting; <https://zoom.us/j/95139091644>

Call to Order and Roll Call

Minutes

- A.** August 22 and September 5, 2023

Regular Items

A. Public Hearing

Item 1:

1. A variance from Section 11-4-2 to decrease the minimum front lot line setback 10' to 0' for a property with the legal description of Lots 7 and 8 in Block 4 of the HELENA TOWNSITE, Lewis and Clark County, Montana

AND

2. A variance from Section 11-4-2 (B) (3) to decrease the minimum vehicular entrance of a garage from 20' to 4" for a property with the legal description of Lots 7 and 8 in Block 4 of the HELENA TOWNSITE, Lewis and Clark County, Montana

The reason for this variance is to construct a new residence on lot with a topography created hardship.

This property does not have an address assigned but is generally located on the Southeast corner of the intersection of S Howie St and Donaldson St.

Item 2:

1. A variance from Section 11-4-2 to decrease the minimum side lot line setback from 8' to 0', for a property with the legal description of The West 27 feet of Lot 7 and all of Lot 8 in Block "K" of the AMENDED MAP of the BLAKE ADDITION to the City of Helena, Lewis and Clark County, Montana. (Deed reference Book 193 of Deeds, Page 424)

AND

2. A variance from Section 11-4-2 to decrease the minimum rear lot line setback from 10' to 0', for a property with the legal description of The West 27 feet of Lot 7 and all of Lot 8 in Block "K" of the AMENDED MAP of the BLAKE ADDITION to the City of Helena, Lewis and Clark County, Montana. (Deed reference Book 193 of Deeds, Page 424)

The reason for this variance is to replace a car port. The applicant contends that they have a rebuttable presumption.

This property is located at 703 Breckenridge Street

Item 3:

1. A variance from Section 11-23-10 to allow a freestanding sign with an area of 40 sf in an R-2 district, for the property with the legal description of Lot 1A in Block 1 of the Amended Capital Hill Addition to the City of Helena, Lewis and Clark County, Montana, as shown on the Amended Plat filed under Doc. No. 3300772



AND

2. A variance from Section 11-23-10 to allow a freestanding sign with a height of 7' in an R-2 district, for the property with the legal description of Lot 1A in Block 1 of the Amended Capital Hill Addition to the City of Helena, Lewis and Clark County, Montana, as shown on the Amended Plat filed under Doc. No. 3300772

AND

3. A variance from Section 11-23-10 to allow an illuminated sign in an R-2 district, for the property with the legal description of Lot 1A in Block 1 of the Amended Capital Hill Addition to the City of Helena, Lewis and Clark County, Montana, as shown on the Amended Plat filed under Doc. No. 3300772

The reason for this variance is to create an entry sign that conforms to the PLI zoning standards throughout the Carroll College Campus.

This property is located at 1321 N Benton Ave.

Item 4:

1. A variance from Section 11-4-2 to decrease the minimum side lot line setback from 6' to 3', for a property with the legal description of the East 65 feet of Lots 5 and 6, Block C of the Tietjen Addition to the City of Helena, Lewis and Clark County, Montana

AND

2. A variance from Section 11-4-2 to decrease the minimum side lot line setback from 6' to 4', for a property with the legal description of the East 65 feet of Lots 5 and 6, Block C of the Tietjen Addition to the City of Helena, Lewis and Clark County, Montana

The reason for this variance is to place a shed on the property.

This property is located at 921 E 6th Ave.

B. Old Business

- None identified

C. New Business

- None identified

Public Comment

Member Communications / Proposals for next Agenda

Meetings of Interest / Announcements

- Next scheduled meeting is November 7, 2023.

Adjournment