



**Michael Alvarez, Planner II**  
**Community Development Department**  
316 North Park Avenue, Rm. 445  
Helena, MT 59623

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Email: [malvarez@helenamt.gov](mailto:malvarez@helenamt.gov)

**helenamt.gov**

DATE: December 27, 2022

## STAFF REPORT

TO: Helena Board of Adjustment

FROM: Michael Alvarez, City Planner II

SUBJECT: Consideration of:

- 1. A variance from Section 11-4-2 to decrease the front lot line minimum setback from 10' to 0', for a property with a legal description of Lot 4 of Block 31 of the Original Townsite Helena, Lewis and Clark County, Montana.**
- 2. 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 4 of Block 31 of the Original Townsite Helena, Lewis and Clark County, Montana.**

This property is located at 210 Miller St.

The reason for the variance is to rebuild the front porch in such a manner that fits the historic nature of the property and the neighborhood.

## OVERVIEW

### GENERAL INFORMATION

DATE OF APPLICATION: Application complete November 04, 2022

**PUBLIC HEARING DATE: Board of Adjustment - 5:30 p.m., Tuesday, January 03, 2023**

PROPERTY OWNER: Mac Smith

MAILING ADDRESS: P.O. Box 1185, Helena, MT 59621

CONTACT NUMBER: (406) 750-3934

EMAIL ADDRESS: [mmsmith922@gmail.com](mailto:mmsmith922@gmail.com)

APPLICANT: Sophia Sparklin

MAILING ADDRESS: 410 Central Ave, Helena, MT 59401

CONTACT NUMBER: (406) 453-0001

EMAIL ADDRESS: [sophia@bksparkarch.com](mailto:sophia@bksparkarch.com)

PROPERTY ADDRESS: 210 Miller St., Helena, MT 59601

LEGAL DESCRIPTION: Lot 4 of Block 31 of the Original Townsite Helena, Lewis and Clark County, Montana.

GENERAL LOCATION: This property is generally located midblock on the north side of Miller St between S Ewing St and S Warren St.

PRESENT LAND USE: Single Dwelling-Unit

ADJACENT LAND USE:

- North: Residential uses (single dwelling unit and multiple dwelling-units beyond)
- South: Residential uses (multiple-dwelling units)
- East: Residential uses (two-dwelling dwelling units)
- West: Group Home (youth)

PRESENT ZONING: R-O

**VARIANCE PROPOSALS:**

**Consideration of**

1. A variance from Section 11-4-2 to decrease the front lot line minimum setback from 10' to 0', for a property with a legal description of Lot 4 of Block 31 of the Original Townsite Helena, Lewis and Clark County, Montana.
2. 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 4 of Block 31 of the Original Townsite Helena, Lewis and Clark County, Montana.

**History of applicable permitting action:**

- o The property has largely been neglected and does not have relevant permitting action.
- o It was catalogued in the Helena Historical Architectural Inventory in 1981.

**ZONING EVALUATION for the property legally addressed as 729 9<sup>th</sup> Ave, Helena, MT, located in an R-3 zoning district.**

ZONING REQUIREMENT	Applicable ZONING REGULATION	PRESENT CONDITION	PROPOSAL	VARIANCE REQUIRED
City Code: 11-4-2 Front Lot Line Setback	10'	0'	0'	Yes
City Code: 11-4-2 Side Lot Line Setback (west)	6'	~4'	3'	Yes

**BOARD OF ADJUSTMENT VARIANCE CRITERIA**

Section 11-5-5 of the Helena Zoning Ordinance includes certain criteria that must be reviewed as part of the variance procedure.

*To approve a requested variance for a new building or portion thereof, the board of adjustment shall consider the following standards and find as follows:*

1. *The variance will not create a significant risk to the public health, safety, or general welfare;*
2. *The variance will not significantly reduce or impair the peaceful use of existing property or improvements in the vicinity and the zoning district in which the subject property is located; and*
3. *Strict compliance with the provisions of this title would create unnecessary hardship or practical difficulty.*

*In evaluating the standards above, the board of adjustment may consider the following factors:*

1. *Special conditions and circumstances that are unique to the applicant's site, including the size of the property, unusual or extreme topography, or unusual shape of the property.*
2. *The height, location, or dimensions of existing structures located on the site or in the vicinity of the site.*
3. *Whether there is a prevalence of nonconformities in the vicinity of the site that are similar to the variance requested.*
4. *The subsequent imposition of zoning restrictions creating nonconforming lots or parcels, and governmental actions beyond the applicant's control.*

5. *Whether a literal interpretation of the provisions of this Title would deprive the property owner of rights commonly enjoyed by other properties similarly situated in the same district under the terms of this Title.*

6. *The extent to which the hardship or difficulty results from the actions of the applicant.*

7. *Whether granting the variance requested will confer an unreasonable special privilege to the subject property that is not available to other properties similarly located in the same zoning district.*

**PUBLIC COMMENT:**

As of Tuesday, December 27, 2022, no public comments have been received for the variance.

**City Attorney's Office:**

It is the recommendation of the City Attorney's Office, that staff does not make a recommendation to approve or deny a variance.

**CONCLUSION**

Montana law states the Board of Adjustment has authority to consider "...upon appeal in specific cases such variance from the terms of the ordinance as will not be contrary to the public interest, where, owing to special conditions, a literal enforcement of the provisions of the ordinance will result in unnecessary hardship and so that the spirit of the ordinance shall be observed and substantial justice done." (76-2-323 MCA)

**Motion:**

**Move to Approve or Deny**

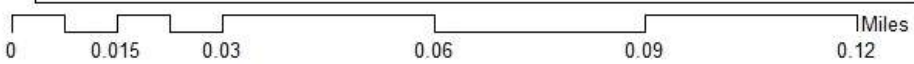
1. A variance from Section 11-4-2 to decrease the front lot line minimum setback from 10' to 0', for a property with a legal description of Lot 4 of Block 31 of the Original Townsite Helena, Lewis and Clark County, Montana.
2. A variance from Section 11-4-2 to decrease the side lot line minimum setback from 6' to 3', for a property with a legal description of Lot 4 of Block 31 of the Original Townsite Helena, Lewis and Clark County, Montana.

If the Board of Adjustment approves the requested variance, the following condition is recommended:

**Building Permit:** A building permit must be obtained within one (1) year.



Source: Esri, Imagery, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community





# BOARD OF ADJUSTMENT VARIANCE 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:

**RECEIVED**  
By April Sparks at 1:17 pm, Oct 31, 2022

APPLICATION FEE: \$125.00  
(PAYABLE TO THE CITY OF HELENA)  
ALL FEES ARE NON-REFUNDABLE

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

Name: Mac Smith, Member Primary Number: 406.750.3934  
Address: P.O. Box 1185, Helena, MT 59621 Other Phone: \_\_\_\_\_  
Email: mmsmith922@gmail.com

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

Name: Sophia Sparklin Primary Number: 406.453.0001  
Address: 410 CentralAve, Great Falls, MT 59401 Other Phone: \_\_\_\_\_  
Email: sophia@bsparkarch.com Company: \_\_\_\_\_

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

Name: \_\_\_\_\_ Primary Number: \_\_\_\_\_  
Address: \_\_\_\_\_ Other Phone: \_\_\_\_\_  
Email: \_\_\_\_\_ Company: \_\_\_\_\_

**Section A: PLEASE PROVIDE THE INFORMATION REQUESTED BELOW.**

Address of Property 210 Miller St, Helena, MT 59601  
Address City State Zip Code

Legal Description (Block & Lots, Subdivision, COS#) \_\_\_\_\_  
HELENA TOWNSITE 1869, S31, T10 N, R03 W, BLOCK 31, Lot 4

Geocode 05-1888-31-2-29-03-0000

The most recent deed for impacted property

Lot or Parcel Size (square feet) 0.069 Acres | 3,193 SF

Current and proposed use of structure or property: RESIDENTIAL

Current Zoning District R-O RESIDENTIAL OFFICE DISTRICT

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

Submit proof of current paid taxes

1 copy of a scaled site plan and supporting data/documents. The site plan must clearly show the existing standard and the proposed variance to the standard.

**Section B: INDICATE WHICH VARIANCE(S) IS (ARE) BEING REQUESTED AND THE EXTENT OF THE VARIANCE.**

**EXAMPLE:** [X] Reduce Front Lot Line Setback: *From the required 10 feet to 3 feet.*

**Please provide all the information requested in the Application. An incomplete application may delay the review of your request. Please note: "N/A" is not an acceptable answer alone and requires an explanation if used.**

**Dimensional Criteria:**

- Reduce front lot line setback: From the required 10' to 0. \_\_\_\_\_
- Front lot line setback #2 (corner lot): \_\_\_\_\_
- Reduce garage entrance setback: \_\_\_\_\_
- Reduce side lot line setback: From the required 6' to 3' \_\_\_\_\_
- Reduce rear lot line setback: \_\_\_\_\_
- Exceed building height limitation: \_\_\_\_\_

**Lot Coverage/Area Criteria:**

- Lot coverage percentage: \_\_\_\_\_
- Front porch lot coverage percentage: \_\_\_\_\_
- Lot area per dwelling unit: \_\_\_\_\_

**Landscaping Criteria:**

- Reduce or eliminate landscaping area: \_\_\_\_\_
- Reduce or eliminate screening: \_\_\_\_\_

**Parking Criteria:**

- Exceed the maximum parking spaces allowed: \_\_\_\_\_
- Reduce the amount of required on-site parking spaces: \_\_\_\_\_
- Reduce or eliminate loading berths: \_\_\_\_\_
- Reduce or eliminate required bicycle spaces: \_\_\_\_\_
- Reduce size of parking space: \_\_\_\_\_

**Sign Criteria:**

- Sign area (square footage): \_\_\_\_\_
- Sign height: \_\_\_\_\_
- Sign location: \_\_\_\_\_
- Number of signs: \_\_\_\_\_

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

**Section C: BOARD OF ADJUSTMENTS VARIANCE REVIEW CRITERIA.**

**To approve a requested variance for a new building or portion thereof, the Board of Adjustment shall consider the following standards in section 11-5-5 of the Helena City Code and find as follows:**

1. The variance will not create a significant risk to the public health, safety, or general welfare;
2. The variance will not significantly reduce or impair the peaceful use of existing property or improvements in the vicinity and the zoning district in which the subject property is located; and
3. Excluding monetary hardship, strict compliance with the provisions of this title would create unnecessary hardship or practical difficulty.

**These are the standards your application for variance will be judged on. Your answers in section D should speak to the review criteria.**

**It is the applicant's burden of proof to show that a variance should be granted. As part of your application, you are required to provide information for each of the following factors including all alternatives considered. Failure to provide adequate responses or requested documentation may result in a returned application.**

## Section D: EVALUATION FACTORS

- 1. Special conditions and circumstances that are unique to the applicant's site, including the size of the property, unusual or extreme topography, or unusual shape of the property.**

If the above condition applies, state the specific factors and provide supporting documentation. For example, if the variance request is due to an abnormal lot configuration, provide a survey of the lot that specifically demonstrates the issue.

This building is part of a historic district, in which narrow streets, and buildings close to the street edge, are characteristics. There is significant slope, That makes the addition of stairs necessary.

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- 2. The height, location, or dimensions of existing structures located on the site or in the vicinity of the site.**

Ex: How is the proposed variance compatible with the other structures located on the site or in the vicinity of the site? On the site plan you provide, please represent accurately and to scale the height, location, and dimensions of existing structures.

The building was built in 1888 and has been recognized as contributing to the historic district. Sandbox maps and historic pictures indicate the porch and positioning, well before modern property lines and setbacks.

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- 3. Whether there is a prevalence of nonconformities in the vicinity of the site that are similar to the variance requested.**

If so, what are those nonconformities and provide supporting documentation.

Most buildings have been replaced with modern structures. However, the building to the south is another historic building and shows a similar condition at its south-facing facade.

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- 4. The subsequent imposition of zoning restrictions creating nonconforming lots or parcels, and governmental actions beyond the applicant's control.**

Is the need for a variance request a result of government action? For example, the front yard setbacks were increased after construction of the structure, thereby creating the non-conformity. Explain.

Yes, this building pre-dates modern lot lines and zoning, and is burdened by that on the front, and both sides.

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- 5. Whether a literal interpretation of the provisions of this title would deprive the property owner of rights commonly enjoyed by other properties similarly situated in the same district under the terms of this title.**

For example, would the denial of the variance deny the property owner the right to safe placement of a garage where garages are typical? If so, explain.

Yes. The character of the historic district, and this building, would not be able to be up-held by strict conformity. This building has need designated a historically contributing, and the rehabilitation is in line with its historic precedent. Further, the topography necessities a design solution that includes landing space at the front door and below the stairs.



**6. The extent to which the hardship or difficulty results from the actions of the applicant.**

Explain the extent of the circumstances that are creating hardship or difficulty in compliance with the City Code and list alternatives and options considered by the applicant. Provide supporting documentation.

No hardship is caused by this proposal. The proposed design is more compact than the current porch structure, and within the known extents of the historic structure.

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**7. Whether granting the variance requested will confer an unreasonable special privilege to the subject property that is not available to other properties similarly located in the same zoning district.**

No. It is hard to rehabilitate these historic buildings, and this proposal contributes to preserving Helena's unique history. If it can help other historic buildings to be restored we consider that a benefit to the common good.

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**8. Do you think a rebuttable presumption, as identified in City Code Section 11-5-5(E), should apply to your property, yes or no? For example, do you have an existing non-conforming structure that you wish to rebuild in the same location? If yes, show the original footprint of the building. Provide documentation that proves the existence of the prior nonconformity. Document that the nonconformity can be in compliance with building and fire codes.**

The intent is to reconstruct a nonconforming front porch within the historic footprint of the demolished front porch. Also, the front porch design stays within the footprint of the existing ramp and front deck, and existing street slope.

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**9. Provide any additional information you would like the Board to consider.**

The front porch has been removed since the attached 1989 photo was taken. The existing ramp was built within the historic footprint of the demolished front porch. The historic Sanborn documents vary in property line alignment and building footprint. 1892 and 1896 show the building and porch extending past property lines. 1930 and 1958 the property lines are shown rotated to match the building orientation, which results in the whole footprint shown within property lines.

IT IS THE POLICY OF THE CITY OF HELENA'S BOARD OF ADJUSTMENT TO NOT ACT ON A PROPOSAL IF THE APPLICANT/PROPERTY OWNER OR REPRESENTATIVE IS NOT PRESENT AT THE BOARD OF ADJUSTMENTS HEARING. CITY STAFF REPRESENT THE CITY AND CANNOT ANSWER QUESTIONS ON BEHALF OF THE APPLICANT AT THE BOARD OF ADJUSTMENT HEARINGS.

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: Trouth Smith Properties, LLC  
By [Signature], [Signature] Date: Oct. 28, 2022  
Property Owner

Applicant: Sophie Sparklin Date: 10/28/22  
(If different from Owner)

(Property owner must sign application)

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**It is recommended that the applicant contact neighbors to inform them of proposal and identify any concerns that the applicant may be able to address.**

City Planning Staff represents the City; staff cannot answer questions for the applicant.



**Michael Alvarez, Planner II**  
**Community Development Department**  
316 North Park Avenue, Rm. 445  
Helena, MT 59623

Phone: 406-447-8459  
Fax: 406-447-8460  
Email: [malvarez@helenamt.gov](mailto:malvarez@helenamt.gov)

[helenamt.gov](http://helenamt.gov)

Dec 12, 2022

**TO WHOM IT MAY CONCERN:** Variances from setback requirements are being proposed in your area. Please review the enclosed description, and vicinity map. You may respond to the proposal at the public hearing or submit written comments prior to the January 03, 2023 Board of Adjustments public hearing to the City Planning Division, 316 North Park, Helena MT 59623. For written comments to be distributed to the Board of Adjustments with the staff report, they must be submitted to the City by **Dec 28, 2022**.

**The Helena Board of Adjustments will hold a public hearing on the variance request on Tuesday, January 03, 2023 at 5:30 p. m. via Zoom at <https://zoom.us/j/95139091644>, Meeting ID: 951 3909 1644. Dial in at (346) 248-7799 or find your local Zoom phone number by going to <https://zoom.us/u/abx78Gko9e>.**

Interested parties are encouraged to attend this meeting. We may not be able to reach all who may be interested in this application, and we encourage you to talk to your neighbors about this proposal.

**PROPOSAL:**

1. A variance from Section 11-4-2 to decrease the front lot line minimum setback from 10' to 0', for a property with a legal description of Lot 4 of Block 31 of the Original Townsite Helena, Lewis and Clark County, Montana.
2. 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 4 of Block 31 of the Original Townsite Helena, Lewis and Clark County, Montana.

The reason for the variance is to rebuild the front porch in such a manner that fits the historic nature of the property and the neighborhood.

**ADDRESS:**

This property is located at 210 Miller St.

**GENERALLY LOCATED:**

This property is generally located midblock on the north side of Miller St between S Ewing St and S Warren St.

If you have questions concerning the proposed change, please contact the City Planning Division of the Community Development Department at 447-8459.

Sincerely,

Michael Alvarez, Planner II

# Customer Ad Proof

102-60120441

CITY OF HELENA

Order Nbr 137009

**Publication** Helena Independent Record

Contact CITY OF HELENA  
Address 1 316 N PARK AVE RM 320  
Address 2  
City St Zip HELENA MT 59601  
Phone 4064478417  
Fax

PO Number  
Rate HEL Legal Folio  
Order Price 72.00  
Amount Paid 0.00  
Amount Due 72.00

Section Legal  
SubSection  
Category 0701 Legals Helena

Start/End Dates 12/18/2022 - 12/18/2022  
Insertions 1  
Size 80

Ad Key 137009-1  
Keywords Notice of Public Hearing on Variances

Salesperson(s) HEL Legals  
Taken By Jamie Narjes

Notes

**Ad Proof**

## NOTICE OF PUBLIC HEARING

The Helena Board of Adjustment will hold a public hearing at 5:30 p.m. on Tuesday, January 03, 2023 in-person in Commission Chambers and via the ZOOM platform. The meeting will be held to consider the following variance proposals:

Item 1:

1. A variance from Section 11-4-2 to decrease the front lot line minimum setback from 10' to 0', for a property with a legal description of Lot 4 of Block 31 of the Original Townsite Helena, Lewis and Clark County, Montana.

2. 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 4 of Block 31 of the Original Townsite Helena, Lewis and Clark County, Montana.

The reason for the variance is to rebuild the front porch in such a manner that fits the historic nature of the property and the neighborhood.

This property is located at 210 Miller St.

Zoom information for the meeting:

<https://zoom.us/j/95139091644>

Meeting ID: 951 3909 1644

Dial in at 1 (346) 248-7799 or visit <https://zoom.us/u/abx78Gko9e> to find your local number.

The Board of Adjustment will consider all written and oral comments. If you have questions or wish to submit comments about the proposals, please contact Michael Alvarez, City of Helena, Community Development Department, 316 N. Park Avenue, Room 403, Helena, MT 59623, phone 406-447-8459, email: [malvarez@helenamt.gov](mailto:malvarez@helenamt.gov)

Byron Stahly  
Board of Adjustment Chair

Persons with disabilities requiring accommodations to participate in the City's meetings, services, programs, or activities should contact the City's ADA Coordinator, Ellie Ray, 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](mailto:Citycommunitydevelopment@helenamt.gov); Mailing Address & Physical Location 316 North Park Avenue, Room 445, Helena, MT 59623. December 18, 2022 137009 **MNAXLP**



**SHEET INDEX**

		P+C	1	2
<b>GENERAL</b>				
G-01	COVER SHEET	X	X	X
G-02	GENERAL NOTES	X	X	
<b>SITE</b>				
AS-01	SITE PLAN	X	X	X
<b>DEMOLITION PLANS</b>				
AD-01	DEMOLITION PLAN   Basement & Main Level	X	X	
AD-02	DEMOLITION PLAN   Upper Level & Roof	X	X	
<b>FLOOR PLANS</b>				
A-01	CONSTRUCTION PLAN   Basement & Main Level	X	X	X
A-02	CONSTRUCTION PLAN   Upper Level & Roof Plan	X	X	
A-03	RCP PLAN   Basement, Main & Upper Level	X	X	
A-05	FINISH PLAN   Basement, Main & Upper Level	X	X	
<b>EXTERIOR ELEVATIONS</b>				
A-06	EXTERIOR ELEVATIONS	X	X	X
<b>SECTIONS</b>				
A-07	BUILDING SECTIONS	X	X	
<b>ENLARGED PLANS</b>				
A-09	INTERIOR ELEVATIONS	X	X	
A-10	INTERIOR ELEVATIONS	X	X	
<b>DETAILS</b>				
A-11	DETAILS	X	X	X
A-12	DETAILS	X	X	
A-13	DOOR SCHEDULE	X	X	
<b>STRUCTURAL</b>				
S.1	BASEMENT & MAIN STRUCTURAL	X		
S.2	UPPER FLOOR STRUCTURAL	X		

**PROJECT ADDRESS**

210 MILLER STREET,  
HELENA, MT 59601

**LEGAL DESCRIPTION**

HELENA TOWNSITE 1869, S31, T10 N, R03 W, BLOCK 31, Lot 4

**APPLICABLE CODES AND STANDARDS**

2018 INTERNATIONAL BUILDING CODE - IBC  
 2018 INTERNATIONAL RESIDENTIAL CODE - IRC  
 2018 INTERNATIONAL MECHANICAL CODE - IMC  
 2018 INTERNATIONAL FUEL GAS CODE - IFGC  
 2018 INTERNATIONAL EXISTING BUILDING CODE - IEBG  
 2018 UNIFORM PLUMBING CODE - UPC  
 2017 NATIONAL ELECTRICAL CODE - NEC (NFPA 70)  
 2018 INTERNATIONAL ENERGY CONSERVATION CODE - IECC  
 2012 INTERNATIONAL FIRE CODE - IFC  
 CITY CODE OF HELENA, MONTANA

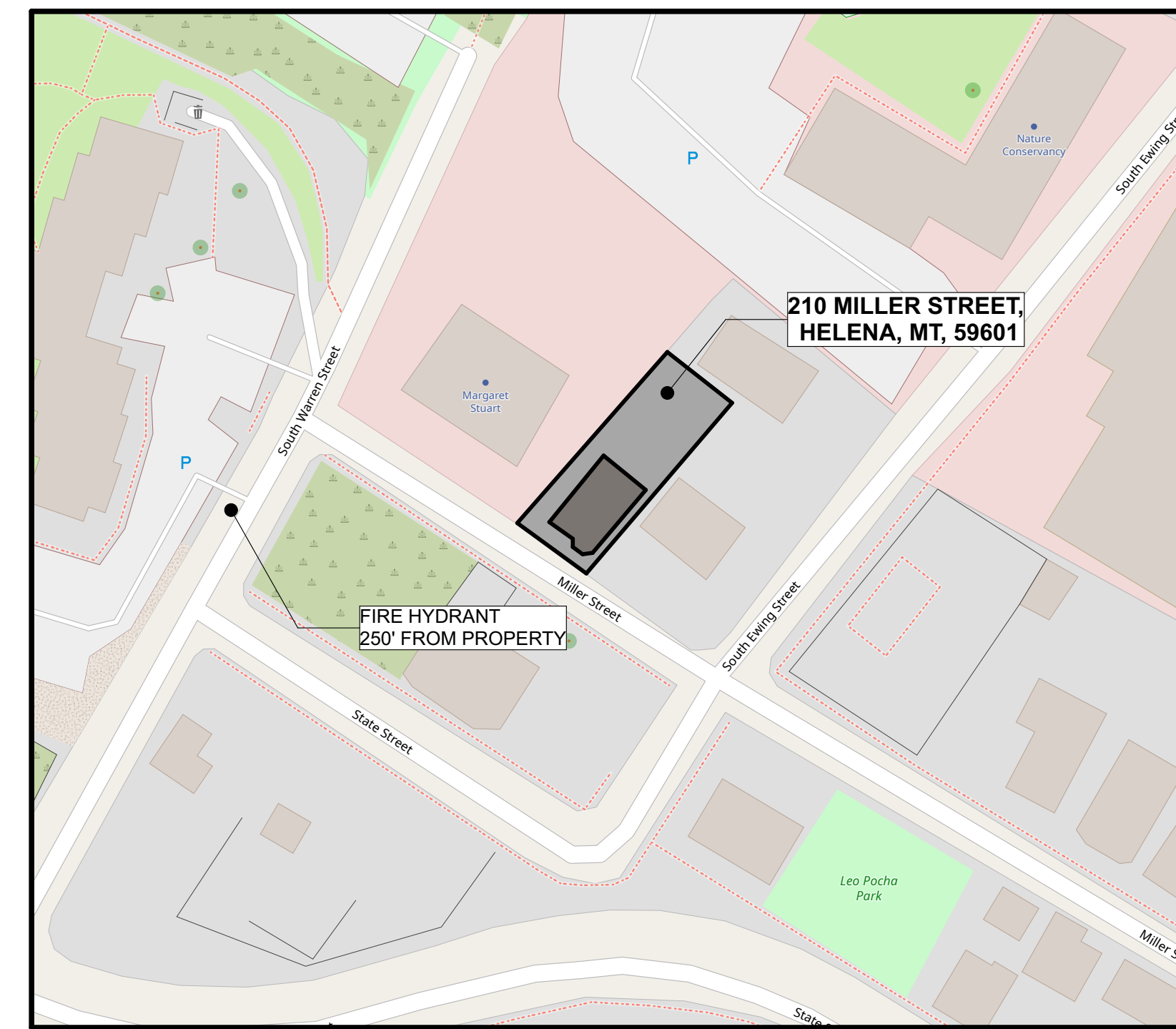
**PROJECT DIRECTORY**

**CLIENT REPRESENTATIVE**  
 MAC SMITH, MEMBER  
 TROUT SMITH PROPERTIES  
 P.O. BOX 1185  
 HELENA, MT 59621  
 406.750.3934  
 mmsmith922@gmail.com

**ARCHITECT**  
 BSPARK ARCHITECTURE  
 SOPHIA SPARKIN  
 410 CENTRAL SUITE 506A  
 GREAT FALLS, MT 59401  
 (406) 453-0001  
 sophia@spark-architecture.com

**STRUCTURAL**  
 dbc DEREK BROWN CONSULTING  
 DEREK BROWN  
 9605 YORK ROAD  
 HELENA, MT 59602  
 d: 406.465.3191  
 c: 406.475.3770  
 dbc@mt.com

**VICINITY AERIAL**



**ISSUE**

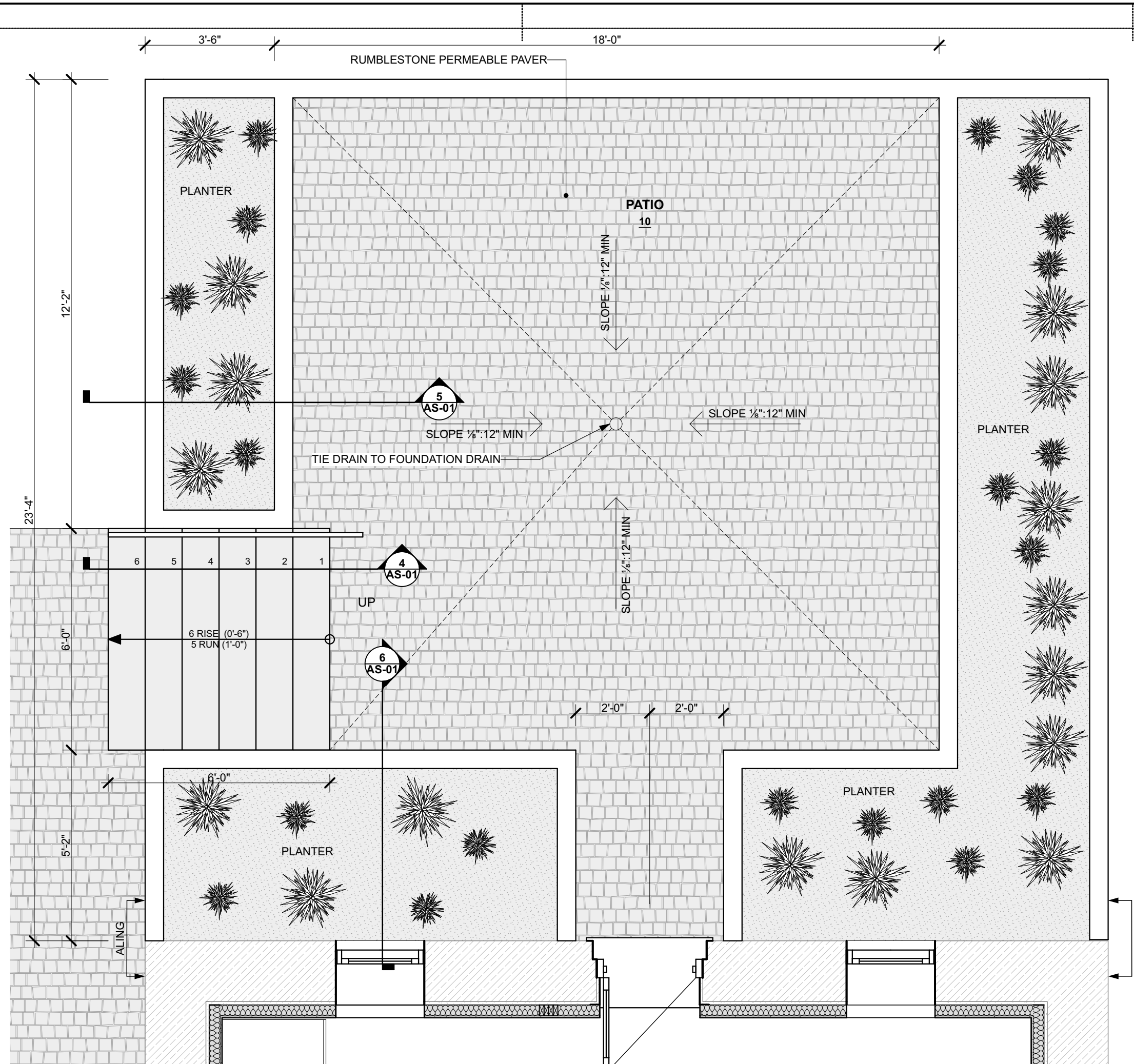
DATE	DESCRIPTION
9/2/22	P+C
10/9/22	CITY REVIEW COMMENTS
11/14/22	CITY REVIEW COMMENTS

2022

COVER SHEET

G-01

11/14/22



**PROJECT ADDRESS**  
210 MILLER STREET,  
HELENA, MT 59601

**LEGAL DESCRIPTION**  
HELENA TOWNSITE 1889, S31, T10N, R03W, BLOCK 31, Lot 4

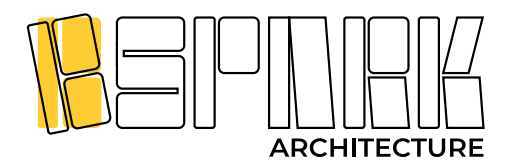
**ZONING REQUIREMENTS**  
ZONE R-O RESIDENTIAL OFFICE DISTRICT

PROPOSED USE	RESIDENCE, SINGLE-DWELLING UNIT
LOT COVERAGE	60% MAX
FRONT LINE SETBACK	10' MIN
REAR LOT LINE SETBACK	10' MIN
SIDE LOT LINE SETBACK	6' MIN
HEIGHT	42' MAX

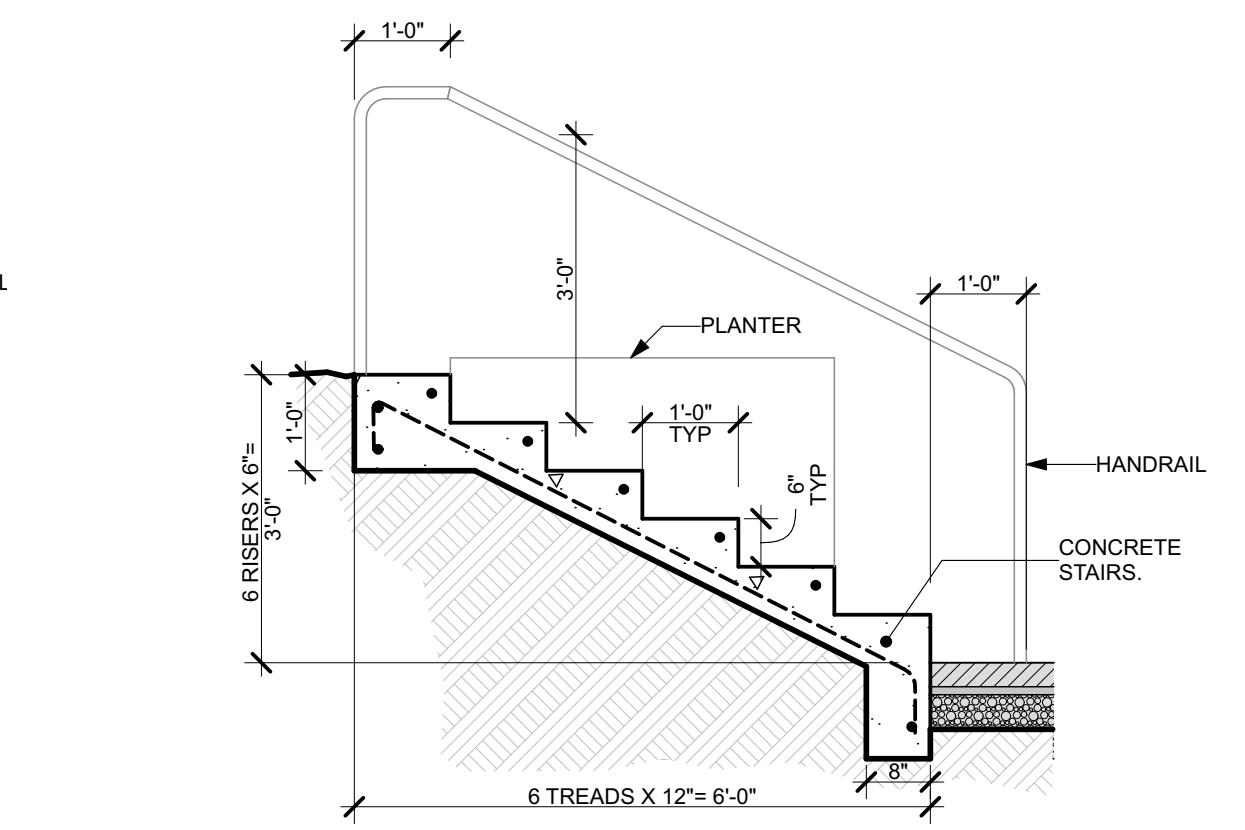
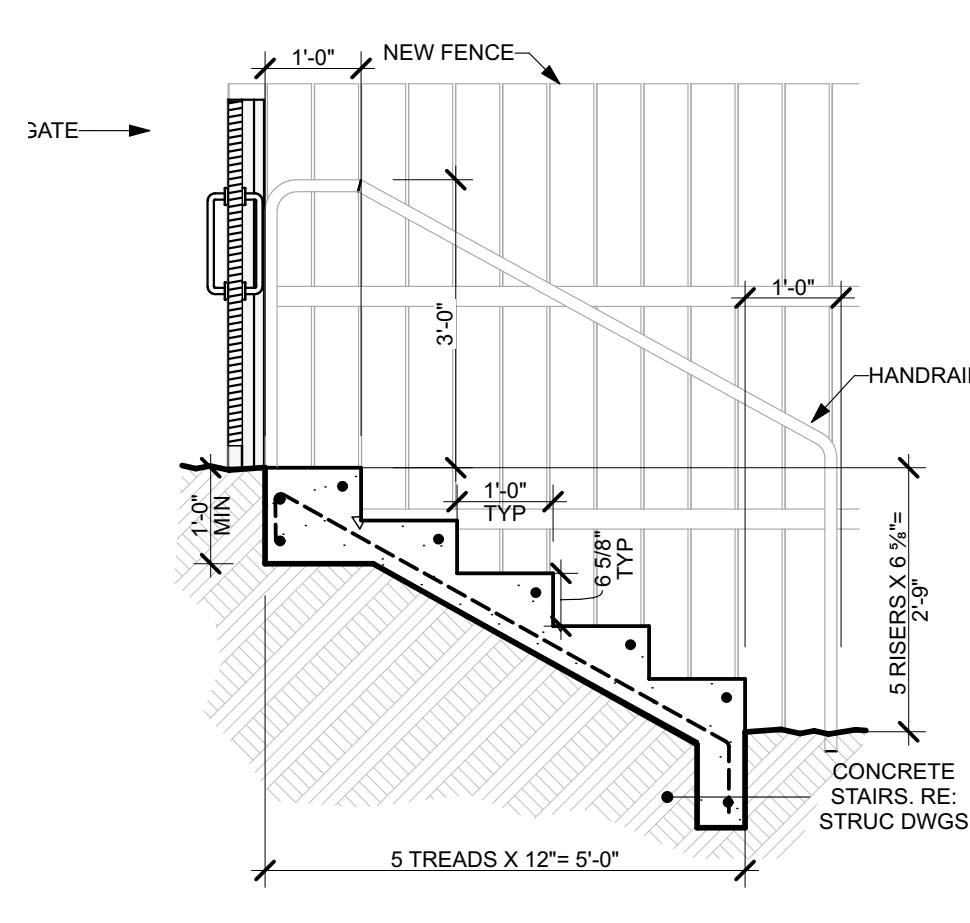
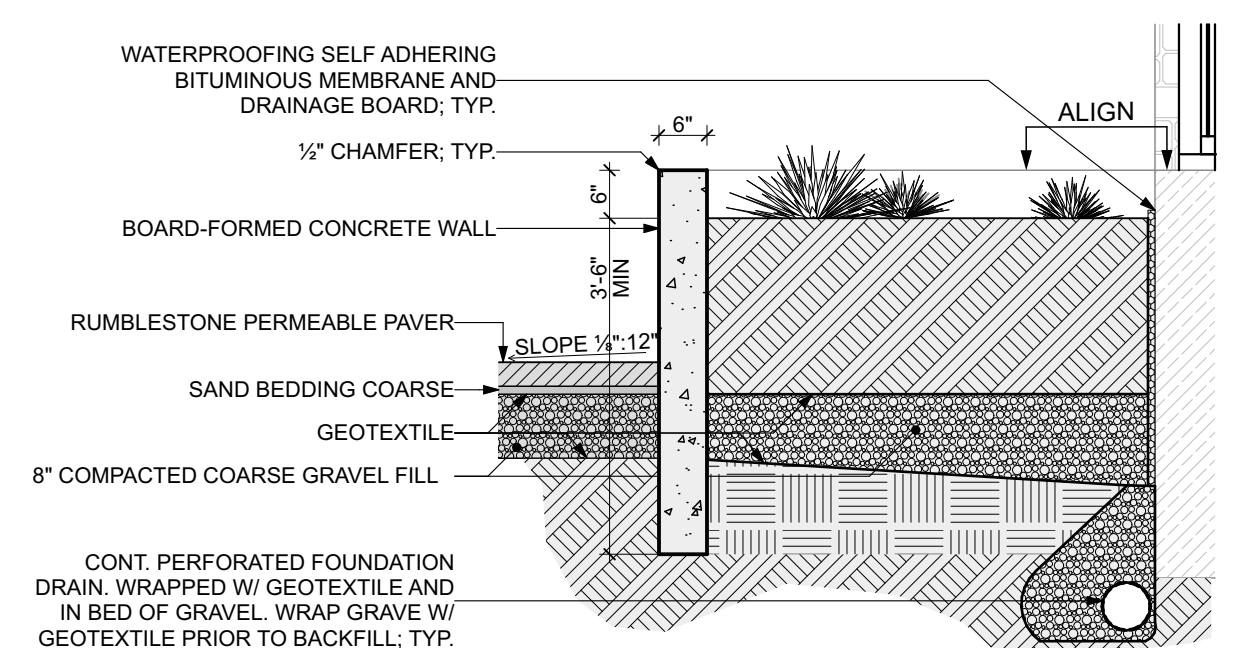
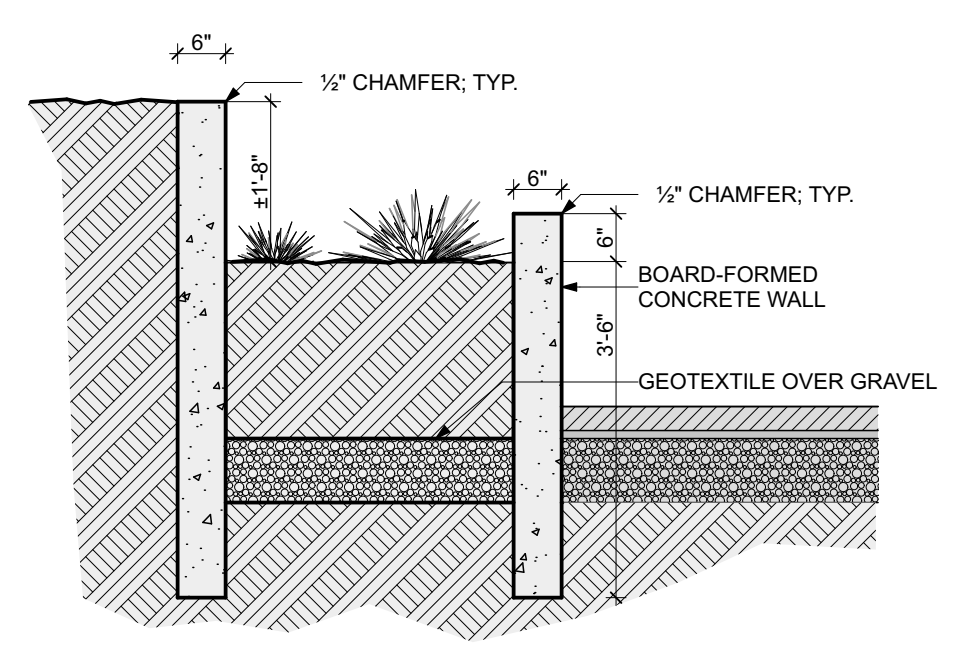
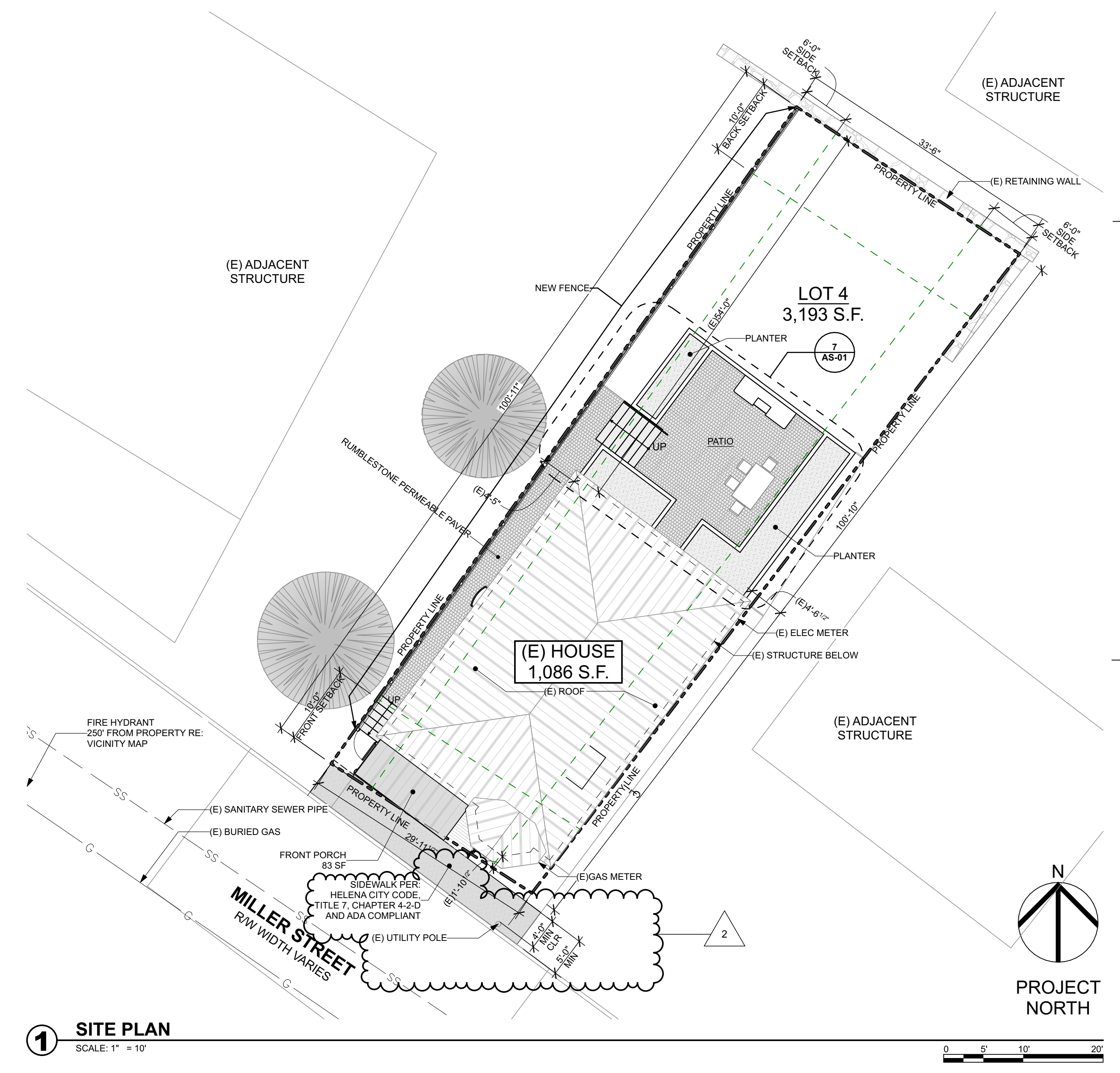
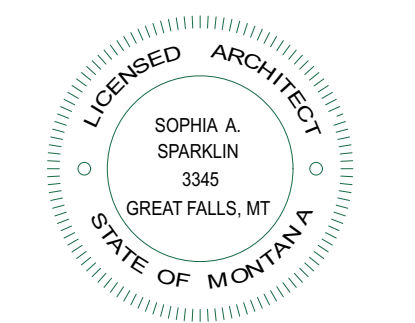
**BUILDING TABULATION**

LOT AREA	0.069 ACRES   3,193 SF
LOT COVERAGE	(E) 1,086 (E) BUILDING = 1,163 SF / 3,193 SF = 36% < 60%
HEIGHT	(E) 42' < 42'

- SITE PLAN NOTES**
- ALL SITE WORK SHALL COMPLY WITH ALL APPLICABLE STATE AND LOCAL CODES AND REGULATIONS.
  - SITE PLAN INDICATES GENERAL DESIGN INTENT OF ARCHITECTURAL SITE WORK.
  - LANDSCAPING MATERIALS ARE INDICATED FOR REFERENCE ONLY; LANDSCAPE WILL BE DESIGN-BUILD BY G.C.
  - GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EXISTING UTILITY LOCATIONS PRIOR TO BEGINNING ANY SITE WORK. REPORT ANY CONFLICTING UTILITY LOCATIONS TO THE ARCHITECT.
  - CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL EXISTING SITE AND BUILDING CONDITIONS PRIOR TO COMMENCING WITH EXCAVATION WORK.
  - TAKE ALL NECESSARY PRECAUTIONS TO ENSURE THE SAFETY OF THE PUBLIC AND WORKERS ON THE JOB AND TO PREVENT ACCIDENTS OR INJURY TO ANY PERSON ON, ABOUT, OR ADJACENT TO THE PREMISES. CONTRACTORS ARE TO FOLLOW APPROPRIATE OSHA REGULATIONS.
  - SITE WORK MEANS AND METHODS ARE CONTRACTORS RESPONSIBILITY.
  - CONTRACTOR IS RESPONSIBLE FOR PROTECTING SURROUNDING AREAS AND STRUCTURES DURING EXCAVATION, LANDSCAPING, AND OTHER SITE WORK.
  - REMOVE ALL TRASH AND DEBRIS FROM THE PREMISES AND DISPOSE OF IN ACCORDANCE WITH LOCAL REGULATIONS.
  - GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING SITE WORK WITH ALL NEW WORK.
  - ALL FILL SHALL BE CLEAN AND BE PLACED AND COMPACTED IN 6' LIFTS.



410 Central Ave  
GREAT FALLS, MT 59401  
T: 406.453.0001  
F: 406.760.1788  
BSPARKARCH.COM



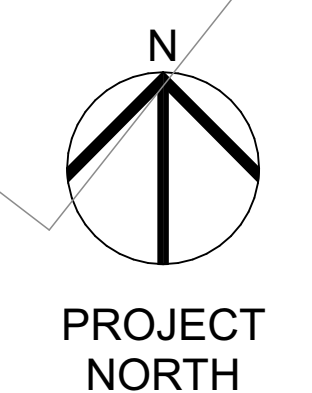
# LACEY HOUSE

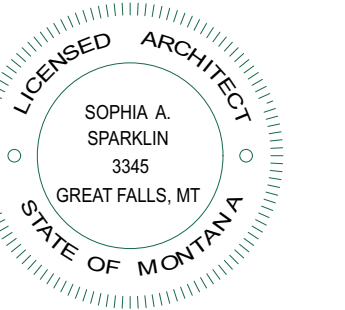
210 MILLER STREET  
HELENA, MT 59601

**ISSUE**  
9/2/22 P+C  
11/14/22 CITY REVIEW COMMENTS

2022  
SITE PLAN

AS-01  
11/14/22





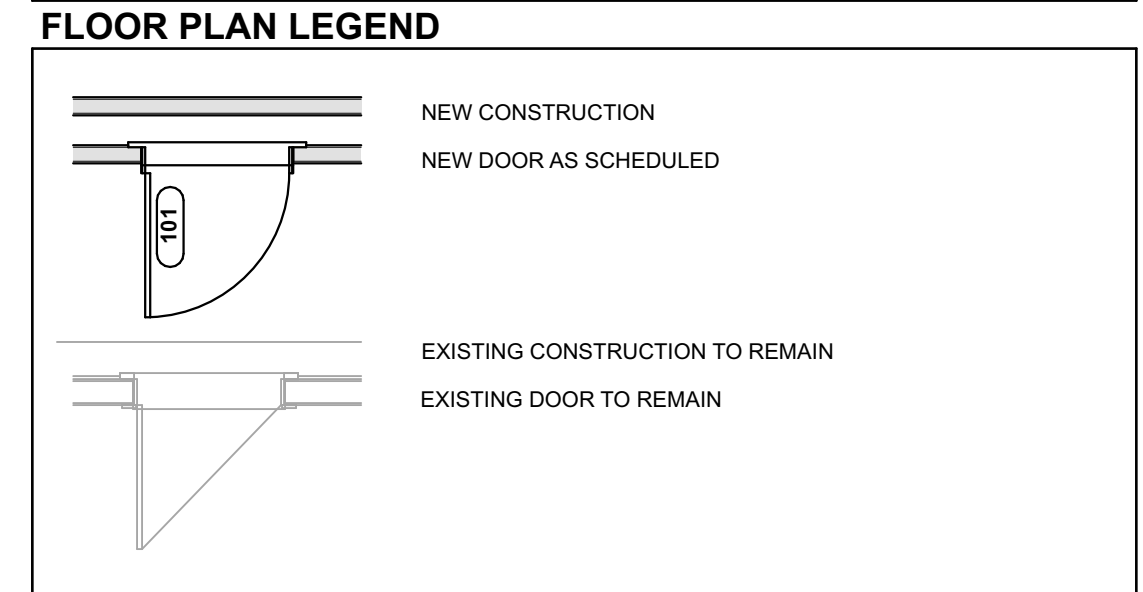
**ROOM AREAS SCHEDULE - BASEMENT**

ZONE	ROOM	AREA
01	LIVING	134.02
02	KITCHEN	194.72
03	DINING	135.88
04	MECH	23.11
05	STORAGE	21.14
06	LAUNDRY	16.72
07	BEDROOM 1	175.66
08	BATH	47.98
09	WIC	67.93
10	PATIO	329.84
		<b>1,147.00 ft²</b>

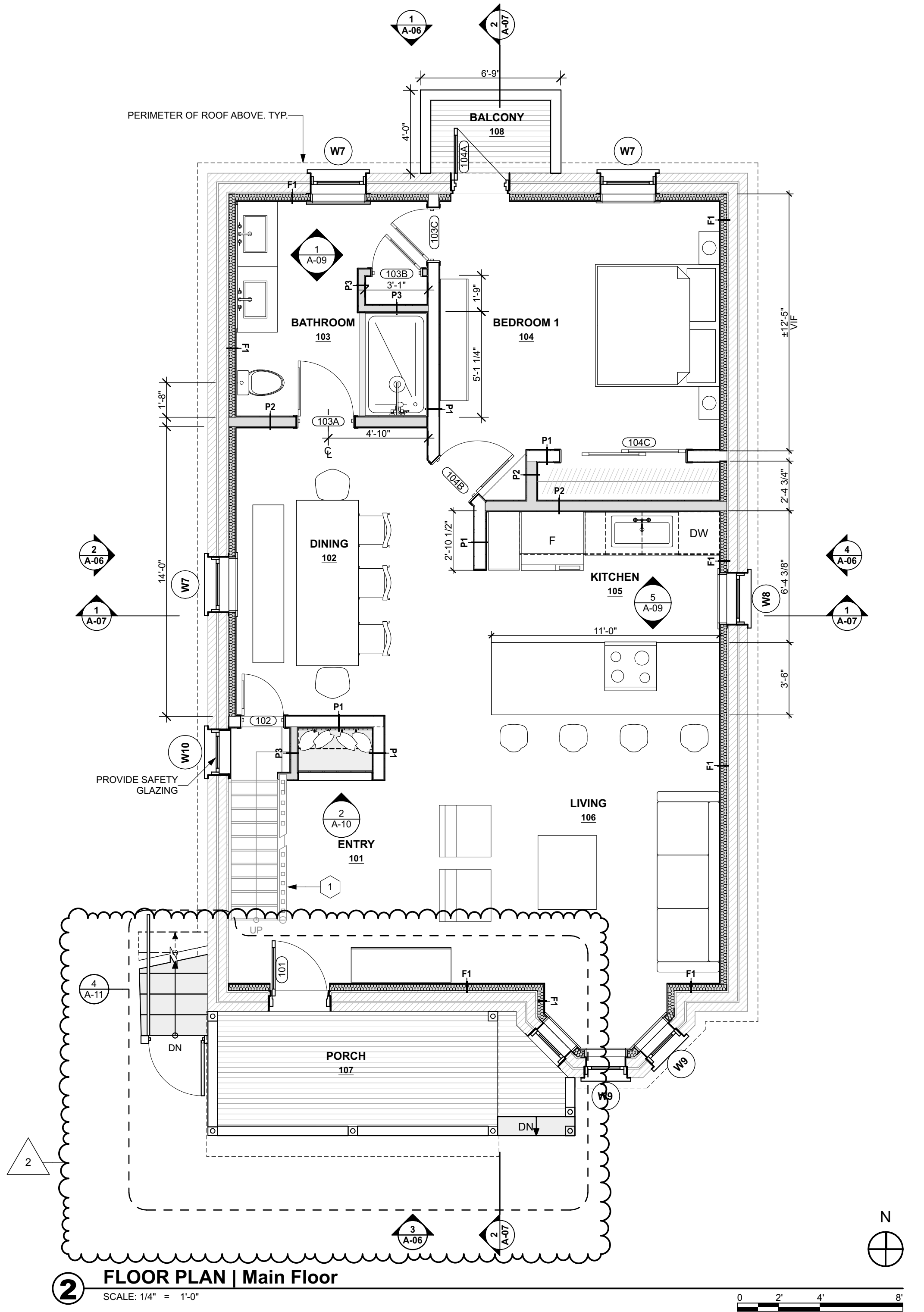
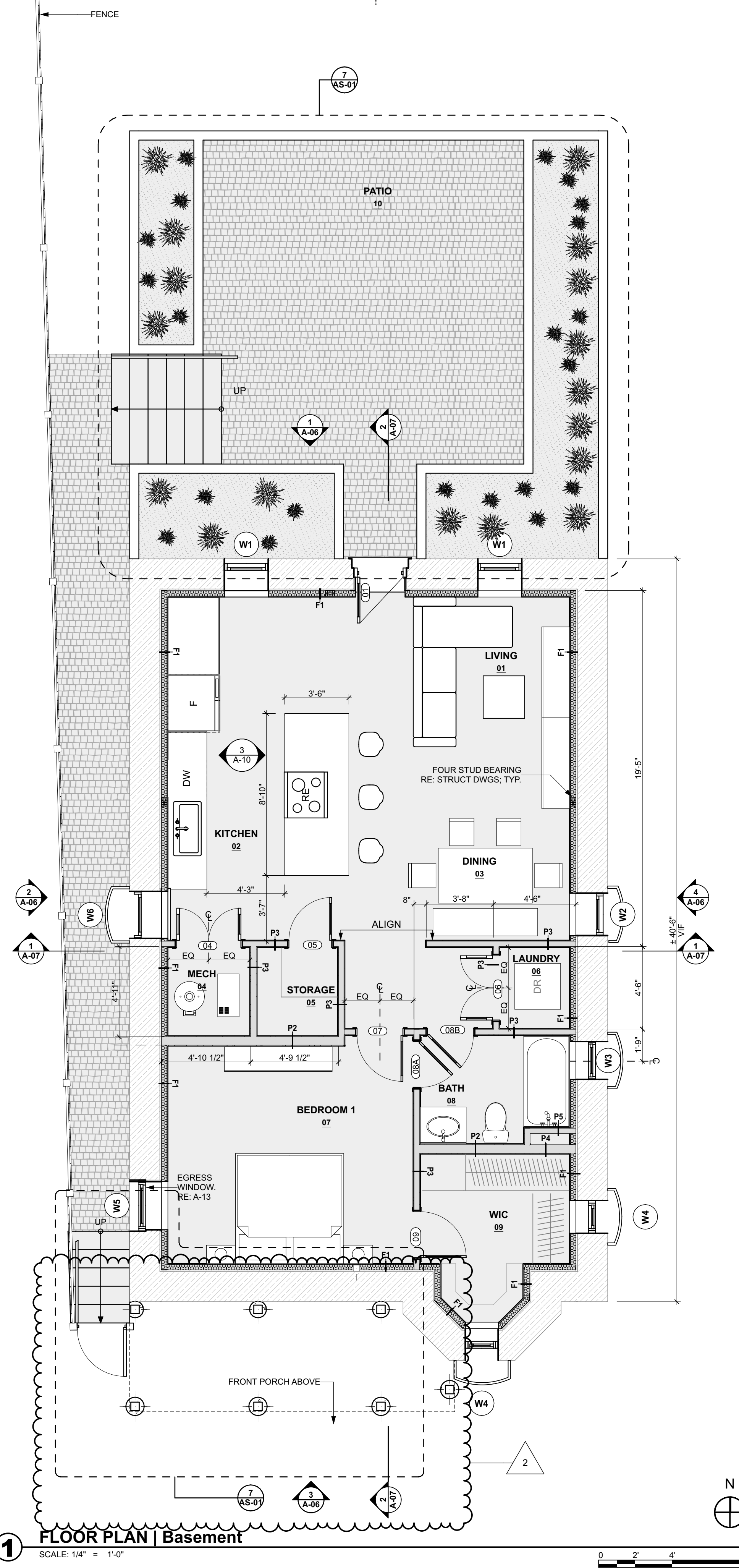
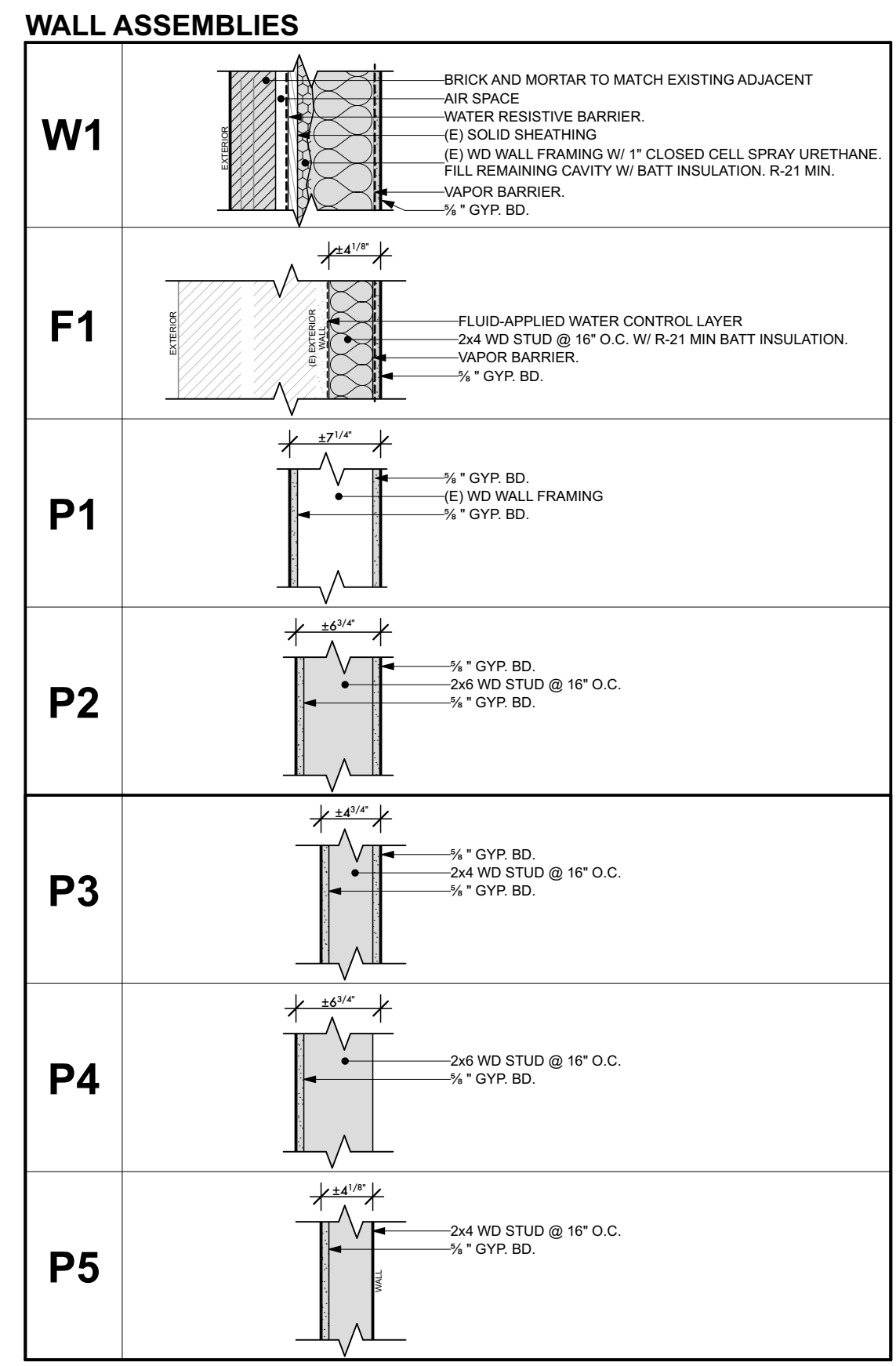
**ROOM AREAS SCHEDULE - MAIN FLOOR**

ZONE	ROOM	AREA
101	ENTRY	100.30
102	DINING	153.61
103	BATHROOM	103.41
104	BEDROOM 1	203.02
105	KITCHEN	120.06
106	LIVING	237.72
107	PORCH	112.47
108	BALCONY	27.22
		<b>1,057.81 ft²</b>

- FLOOR PLAN NOTES**
- ALL DIMENSIONS AT WOOD STUDS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE.
  - DOOR OPENINGS NOT LOCATED BY DIMENSION SHALL BE LOCATED 4" FROM THE FINISHED WALL OR PARTITION TO OUTSIDE FACE OF FINISHED JAMB.
  - G.C. RESPONSIBLE FOR VERIFYING ALL DIMENSIONS. NOTIFY ARCHITECT OF ANY CONDITIONS NOT MATCHING THE DESIGN INTENT OF THE DRAWINGS.
  - G.C. RESPONSIBLE FOR VERIFYING OWNER PROVIDED EQUIPMENT & LOCATING BLOCKING IN WALLS.
  - ALL WORK SHALL BE IN COMPLIANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL BUILDING CODES, REGULATIONS ORDINANCES, AND STANDARDS.
  - CONTRACTOR SHALL PROVIDE ALL NECESSARY BLOCKING IN WALLS FOR SUPPORT OF ALL EQUIPMENT, SHELVING, ACCESSORIES, AND OTHER DEVICES REQUIRED.
  - DRAWINGS SHALL NOT BE SCALED. WRITTEN DIMENSIONS SHALL BE FOLLOWED.
  - G.C. SHALL COORDINATE ALL NECESSARY INSPECTIONS BY AUTHORITIES HAVING JURISDICTION PRIOR TO CONCEALMENT OF WORK TO BE INSPECTED BY OTHER TRADES.
  - A SET OF BUILDING PLANS AND SPECIFICATIONS APPROVED BY AUTHORITIES HAVING JURISDICTION AND MARKED "FIELD COPY" SHALL BE KEPT ON THE PROJECT DURING CONSTRUCTION UNTIL FINAL INSPECTION AND APPROVAL HAS BEEN MADE.
  - PROTECT WOOD AND WOOD BASED PRODUCTS FROM DECAY AND TERMITES AS REQUIRED BY CODE.
  - ALL PLUMBING AND ELECTRICAL FIXTURES TO BE INSTALLED PER CODE.
  - FOR AREAS ADJACENT TO CONSTRUCTION AND FOR ALL ELEMENTS TO REMAIN, CONTRACTOR SHALL PROVIDE PROTECTION FROM DAMAGE AND DEBRIS.



- FLOOR PLAN KEYNOTES**
- (E) STAIR RAILING TO BE RESTORED. TO MATCH EXISTING FINISHES.

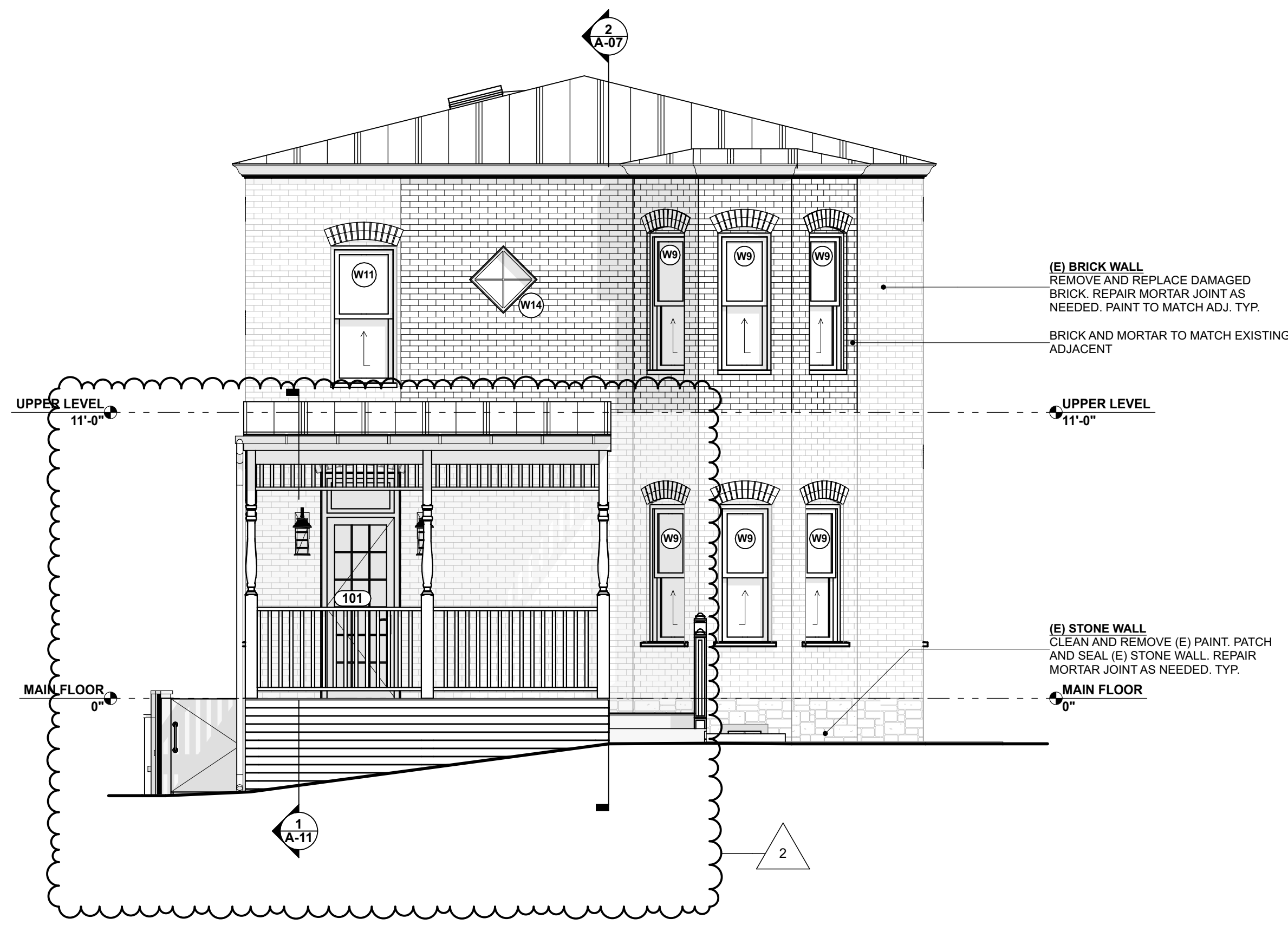


**LACEY HOUSE**  
210 MILLER STREET  
HELENA, MT 59601

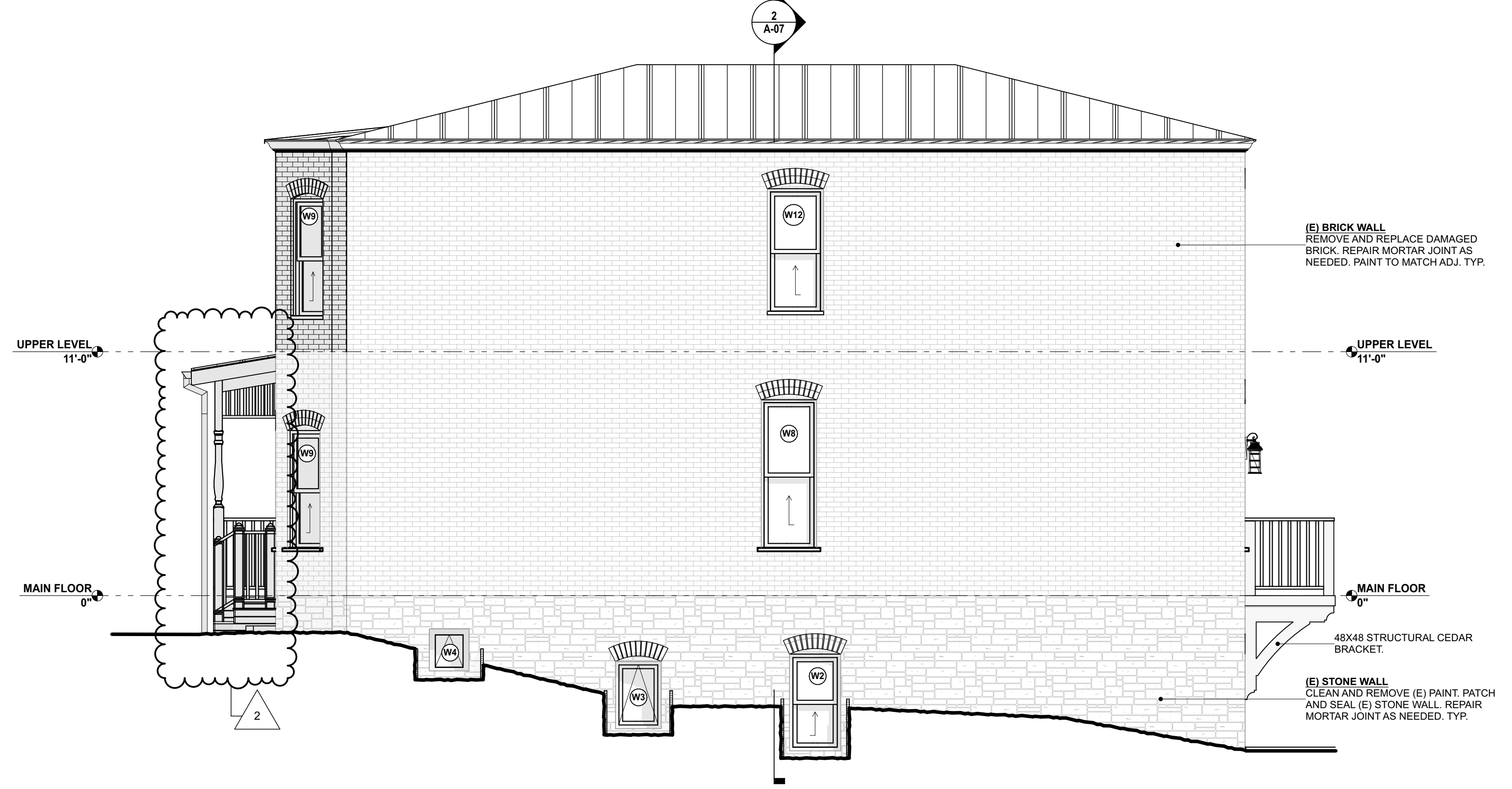
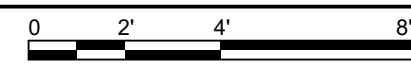
**ISSUE**

9/2/22	P+C
10/9/22	CITY REVIEW COMMENTS
11/14/22	CITY REVIEW COMMENTS

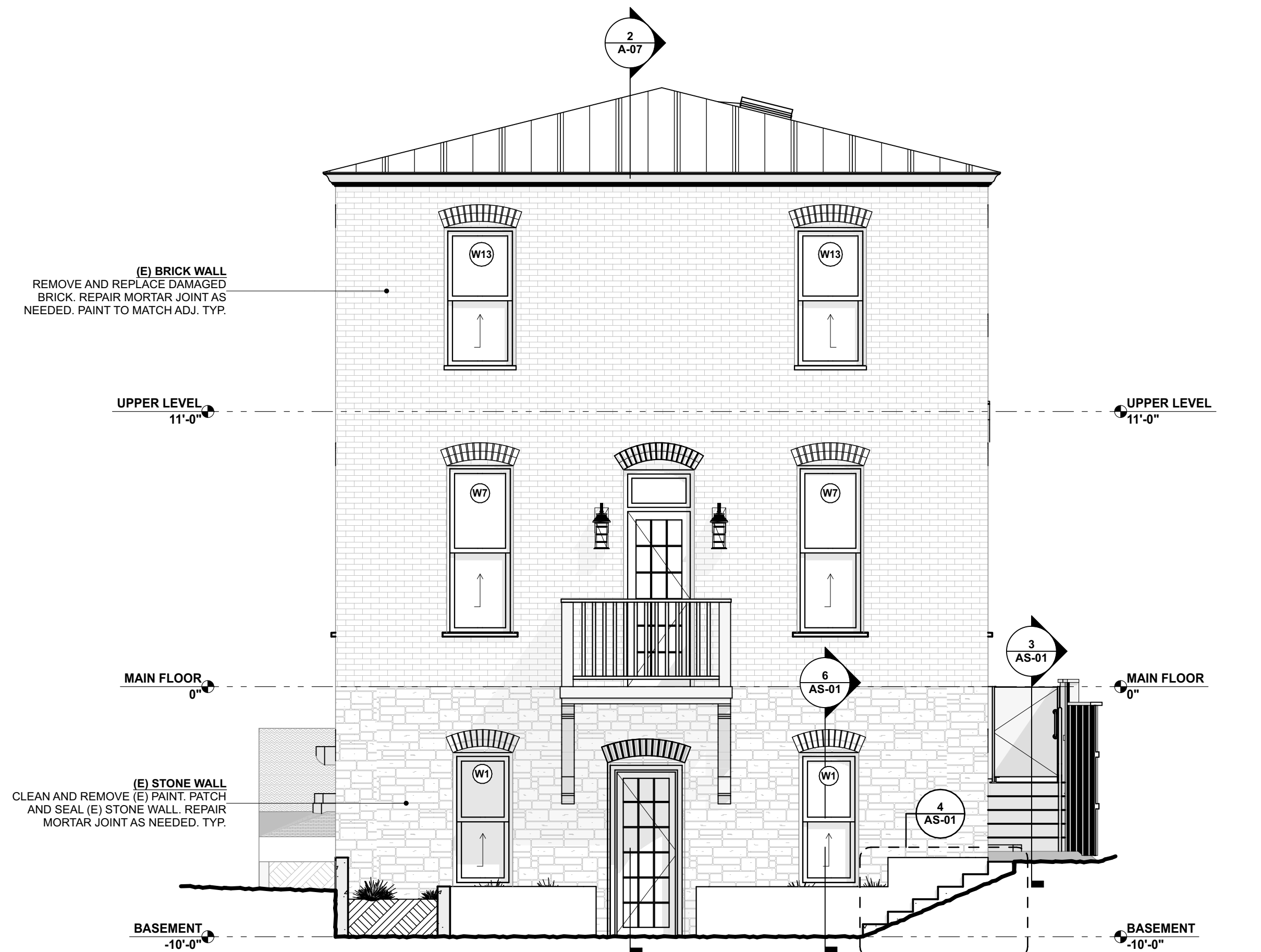
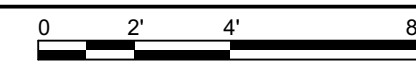
**2022**  
CONSTRUCTION PLAN |  
Basement & Main Level



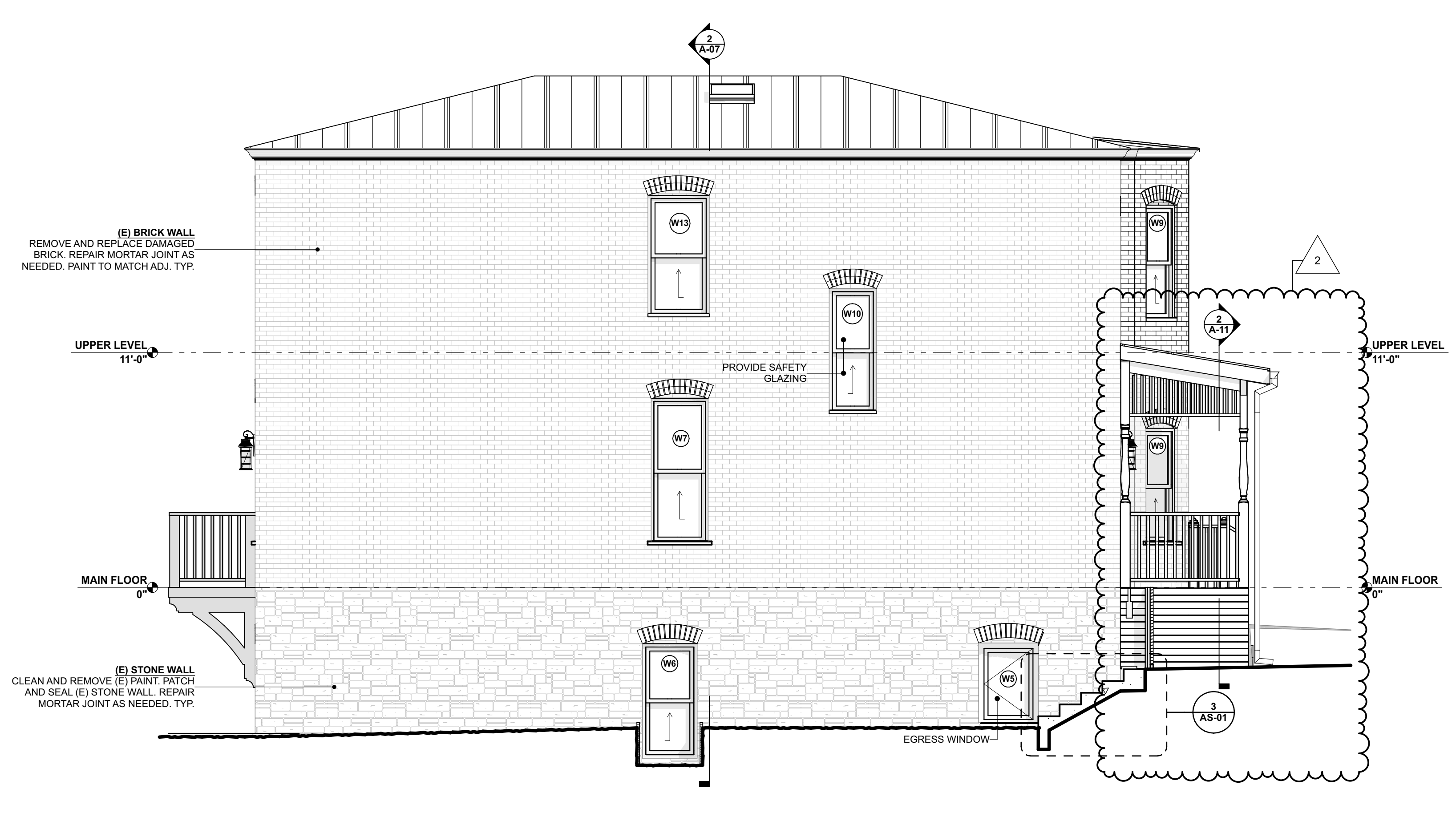
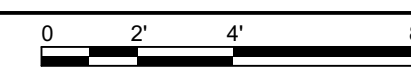
**3** EXTERIOR ELEVATION | SOUTH  
SCALE: 1/4" = 1'-0"



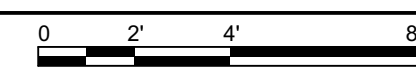
**4** EXTERIOR ELEVATION | EAST  
SCALE: 1/4" = 1'-0"



**1** EXTERIOR ELEVATION | NORTH  
SCALE: 1/4" = 1'-0"



**2** EXTERIOR ELEVATION | WEST  
SCALE: 1/4" = 1'-0"



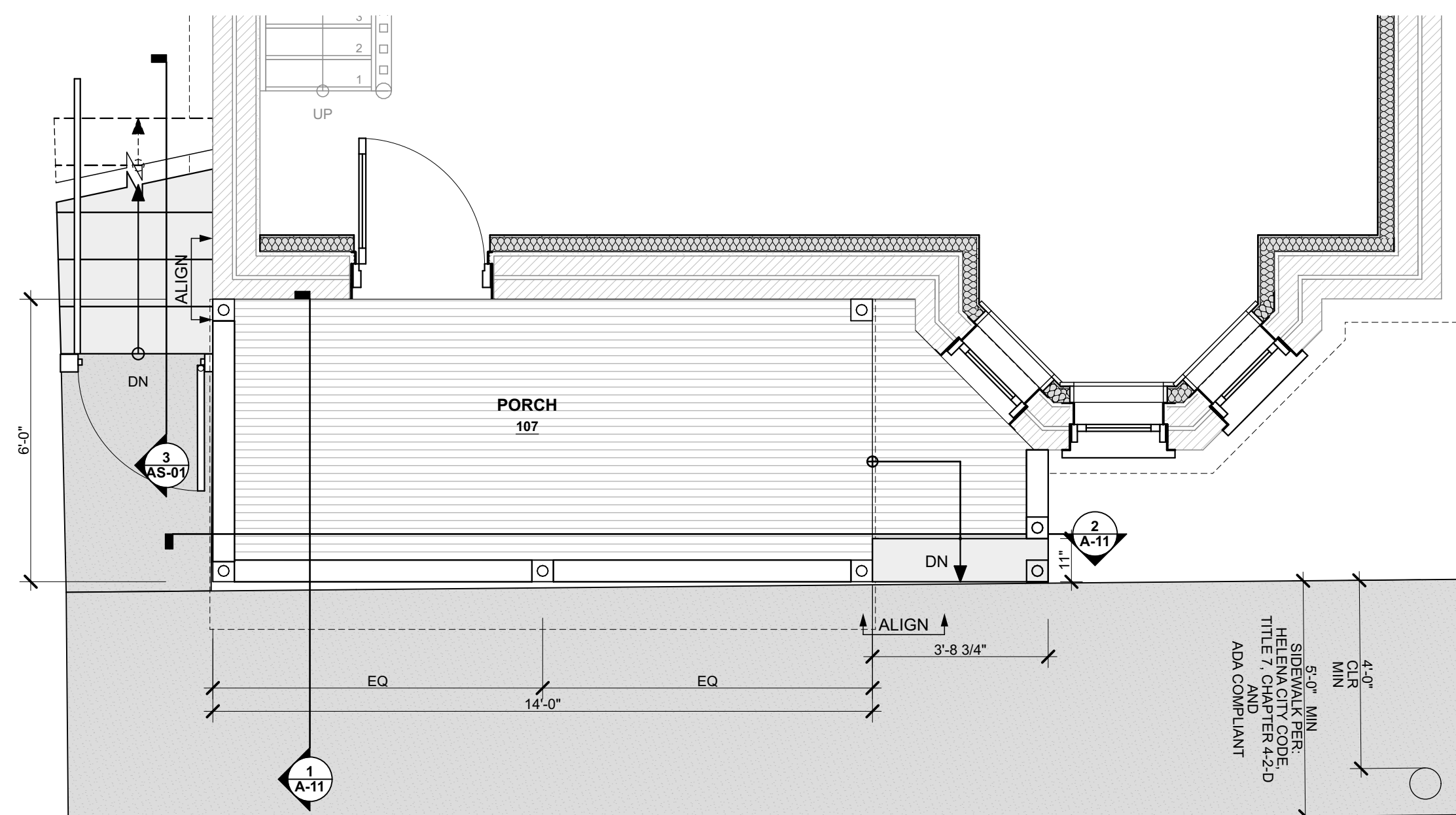
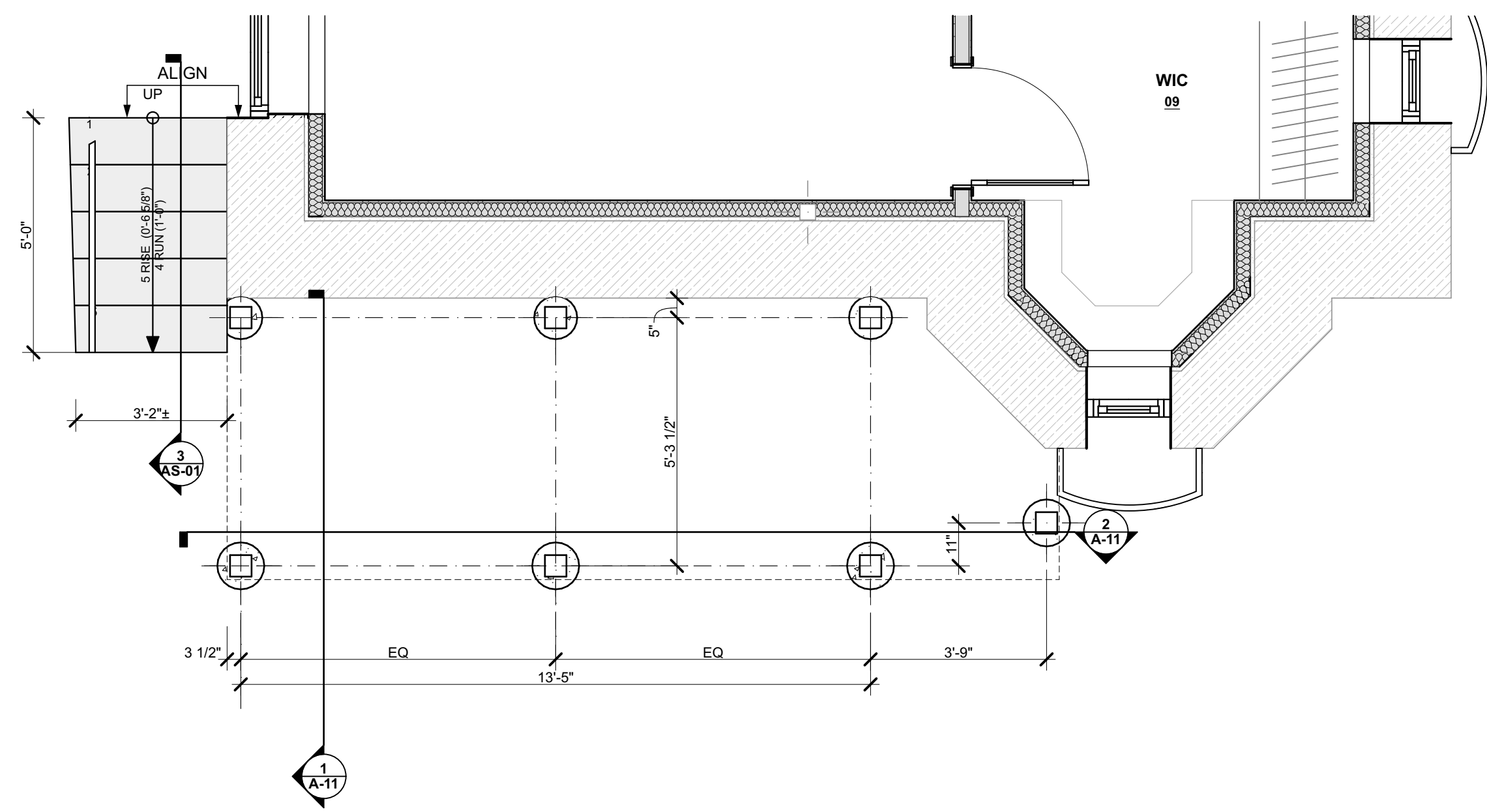
**LACEY HOUSE**  
210 MILLER STREET  
HELENA, MT 59601

**ISSUE**

9/2/22	P+C
10/9/22	CITY REVIEW COMMENTS
11/14/22	CITY REVIEW COMMENTS

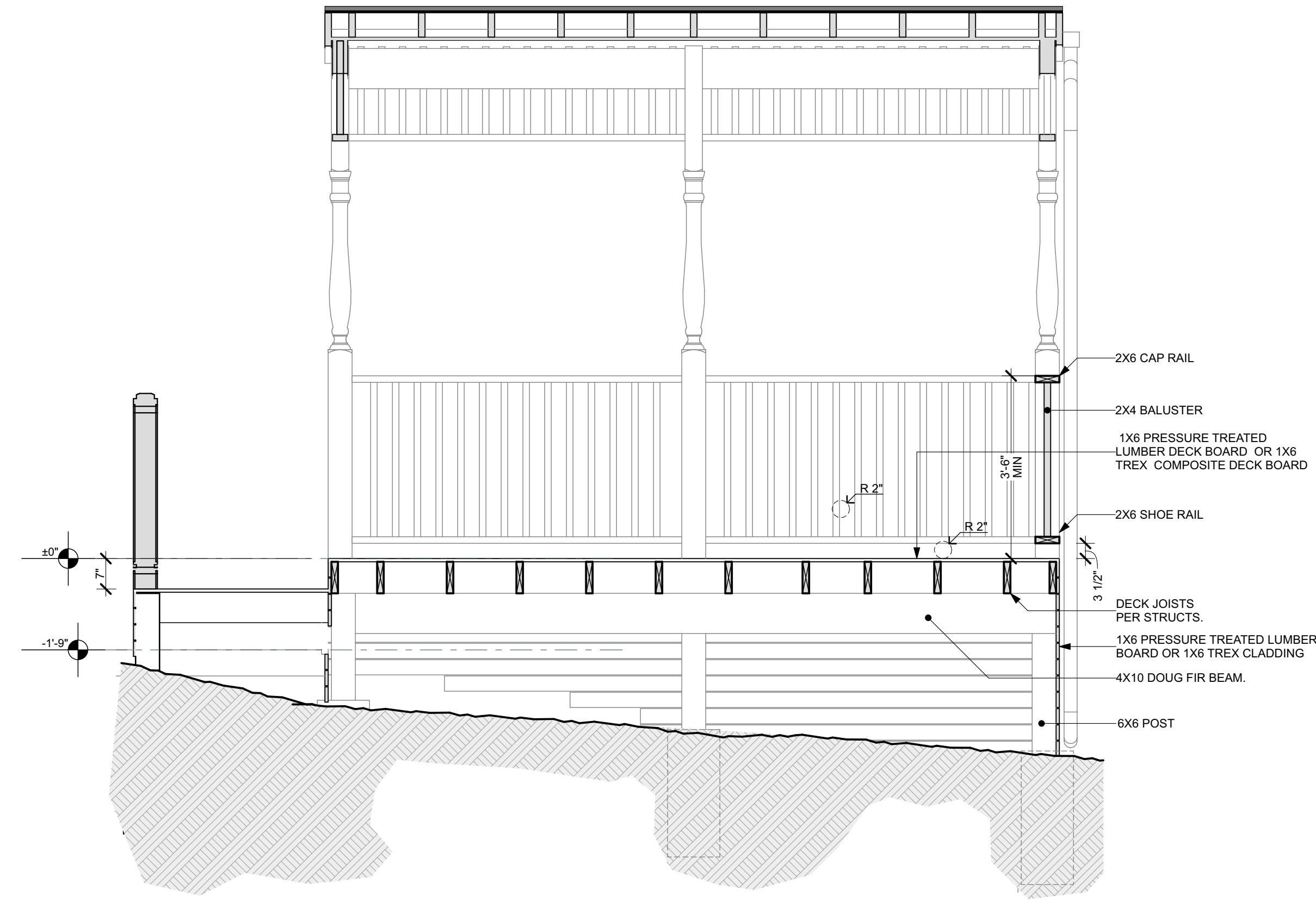
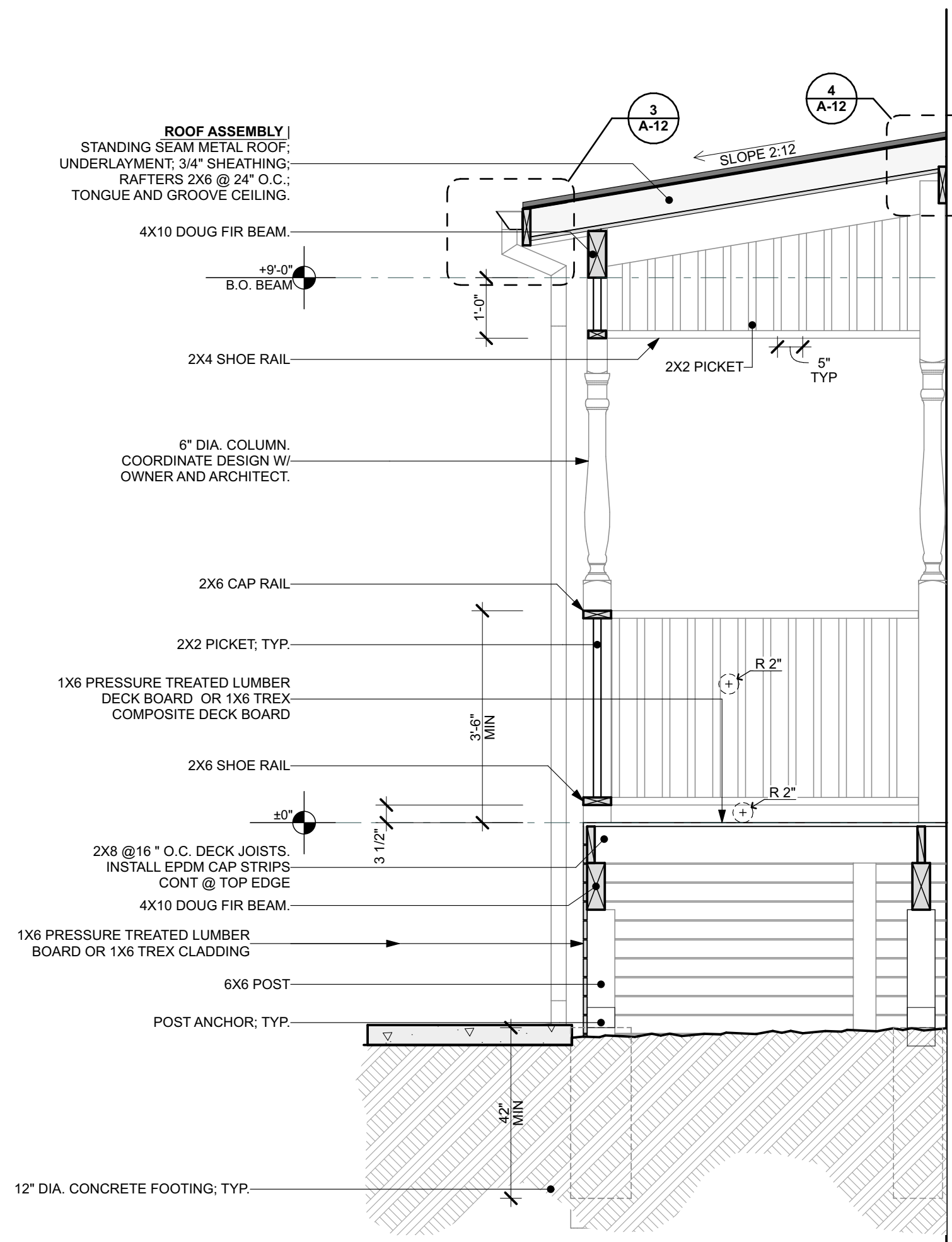
2022  
EXTERIOR ELEVATIONS





**3** ENLARGED PLAN | FRONT PORCH  
SCALE: 3/8" = 1'-0"

**4** ENLARGED PLAN | FRONT PORCH  
SCALE: 3/8" = 1'-0"



**1** NS SECTION @ PORCH  
SCALE: 1/2" = 1'-0"

**2** WE SECTION @ PORCH  
SCALE: 1/2" = 1'-0"

**LACEY HOUSE**  
210 MILLER STREET  
HELENA, MT 59601

**ISSUE**

9/2/22	P+C
11/14/22	CITY REVIEW COMMENTS

2022

DETAILS

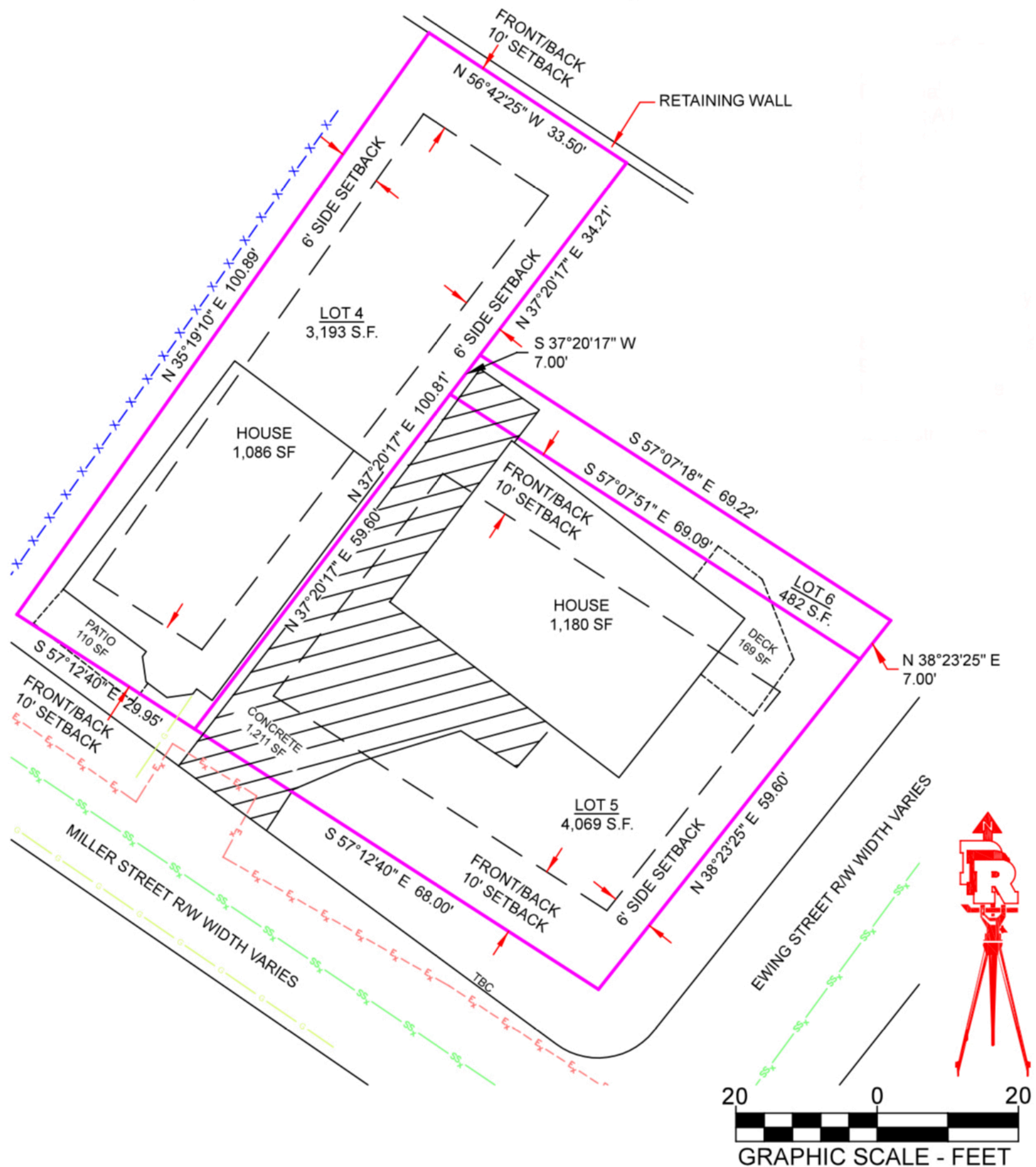
A-11

11/14/22

# SITE LAYOUT

FOR: RED CHAIR INTERIOR DESIGN, LLC  
 210, 218 MILLER STREET, HELENA, MT 59601

LEWIS & CLARK  
 FIRE



## LEGEND

- PROPERTY LINE
- SS<sub>x</sub> — SS<sub>x</sub> SANITARY SEWER
- - - E<sub>x</sub> - - - E<sub>x</sub> BURIED ELECTRIC
- - - G<sub>x</sub> - - - G<sub>x</sub> BURIED GAS
- CONCRETE

GRAPHIC SCALE - FEET

1/4	SEC.	T.	R.
⊗	31	10N	3W

P.M. MONTANA,  
 LEWIS & CLARK COUNTY

DATE: AUGUST 18, 2021  
 DRAFTED BY: AL  
 JOB NO. 4215

First Montana Land Title Company  
400 North Park Avenue, Ste 100  
Helena, MT 59601

After Recording Return to:  
First Montana Land Title Company  
400 North Park Avenue, Ste 100  
Helena, MT 59601

## WARRANTY DEED

For Value Received:

SARAH LOBLE

the grantor(s) do(es) hereby grant, bargain, sell and convey unto


TROUT SMITH PROPERTIES, LLC, a Montana Limited Liability Company

The grantees the following described premises, in Lewis and Clark County, Montana, to-wit:

Lot 4 of Block 31 of the Original Townsite of Helena, located in Section 31, Township 10 North, Range 3 West, P.M.M., Lewis and Clark County, Montana.

TO HAVE AND TO HOLD the same premises, with the appurtenances unto said Grantee(s) his/her/their heirs and assigns forever. And the said Grantor(s) do(es) hereby covenant to and with the Grantee(s), that he/she/they are/is the owner(s) in fee simple of said premises; that is free from all encumbrances SUBJECT to all legal taxes and assessments levied with respect to said premises and that he/she/they will warrant and defend the same from all lawful claims whatsoever.

Dated: March 7, 2022

  
SARAH LOBLE

STATE OF Montana

COUNTY OF Lewis & Clark

I, a Notary Public of the County and State first above written, do hereby certify that SARAH LOBLE personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this day March 7, 2022.

  
Notary Public

My Commission Expires: 02-21-2026  
(SEAL)



**PLAT**  
**OF THE TOWNSITE OF**  
**HELENA**

**LEWIS AND CLARK COUNTY, MONTANA TERRITORY**

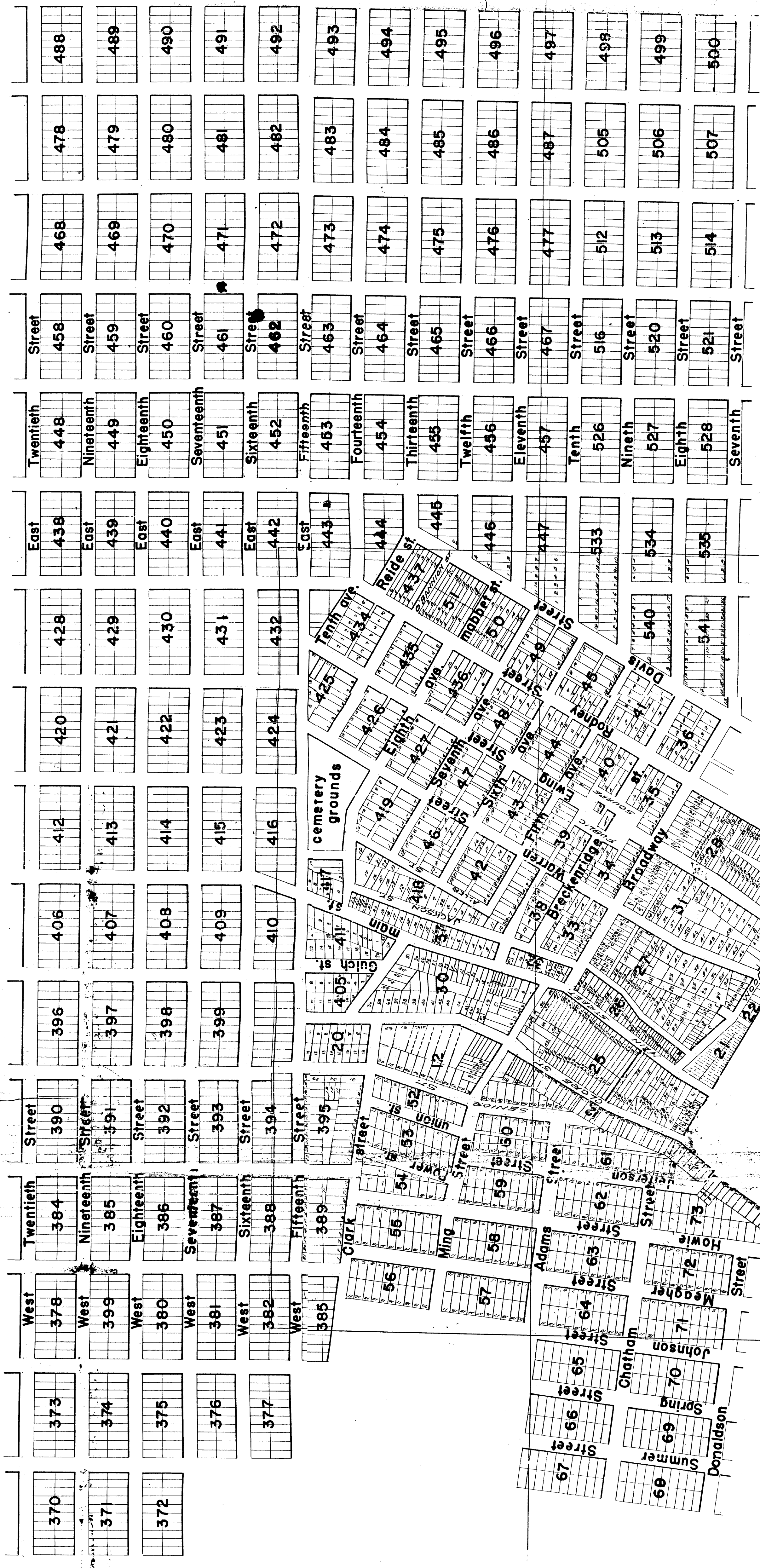
SURVEYED AND DRAWN BY A.C. WHEATON, T.E. BY ORDER OF THE PROBATE JUDGE.

Destroyed by usage and redrawn in 1939 by C.L. Gemold, County Surveyor, by order of the Board of County Commissioners, Lewis and Clark County, Helena Montana.

*Ordinance # 1637  
Changing name of Wood Street to Miller Street  
Filed 4-24-63 BK 75 Page 559*

*Ordinance # 1665  
Changing portion of Allen St. (Blk 42)  
Filed 7/16/64 BK 835 Pg 22*

*Ordinance # 1912  
5-6-14 Ord. 1-10-13 Page 420  
Ordinance # 1938  
5-6-14 Ord. 1-10-13 Page 420  
Ordinance # 2001  
8-4-16 Ord. 1-10-13 Page 420  
Ordinance # 2001  
3-2-17 BK 110 Pg. 822 (Census returns or street names in commons v.)*



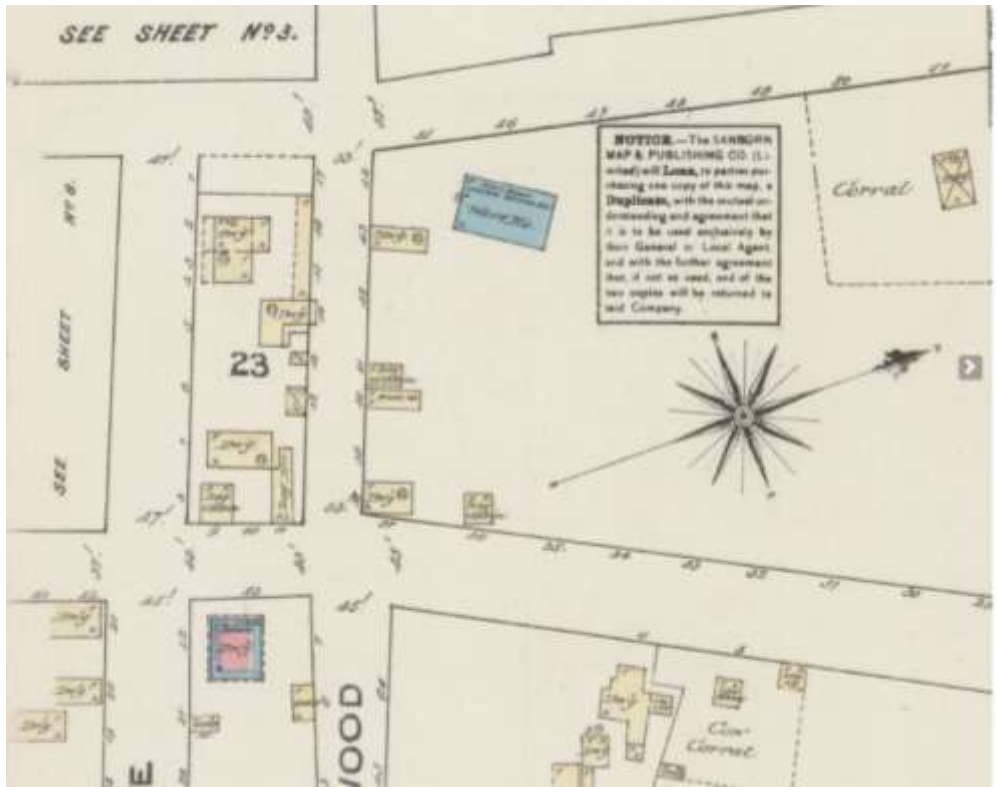
Territory of Montana }  
County of Lewis & Clark s.s.

I hereby certify the foregoing to be a correct copy of the north part of the original plat of the Townsite of Helena, filed January 7, 1869.  
Witness my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_ 1939.

I, as chairman of the BOARD OF COUNTY COMMISSIONERS of LEWIS and CLARK COUNTY, do hereby except the foregoing plat to be a true copy of the original.

Sept. \_\_\_\_\_, 1939

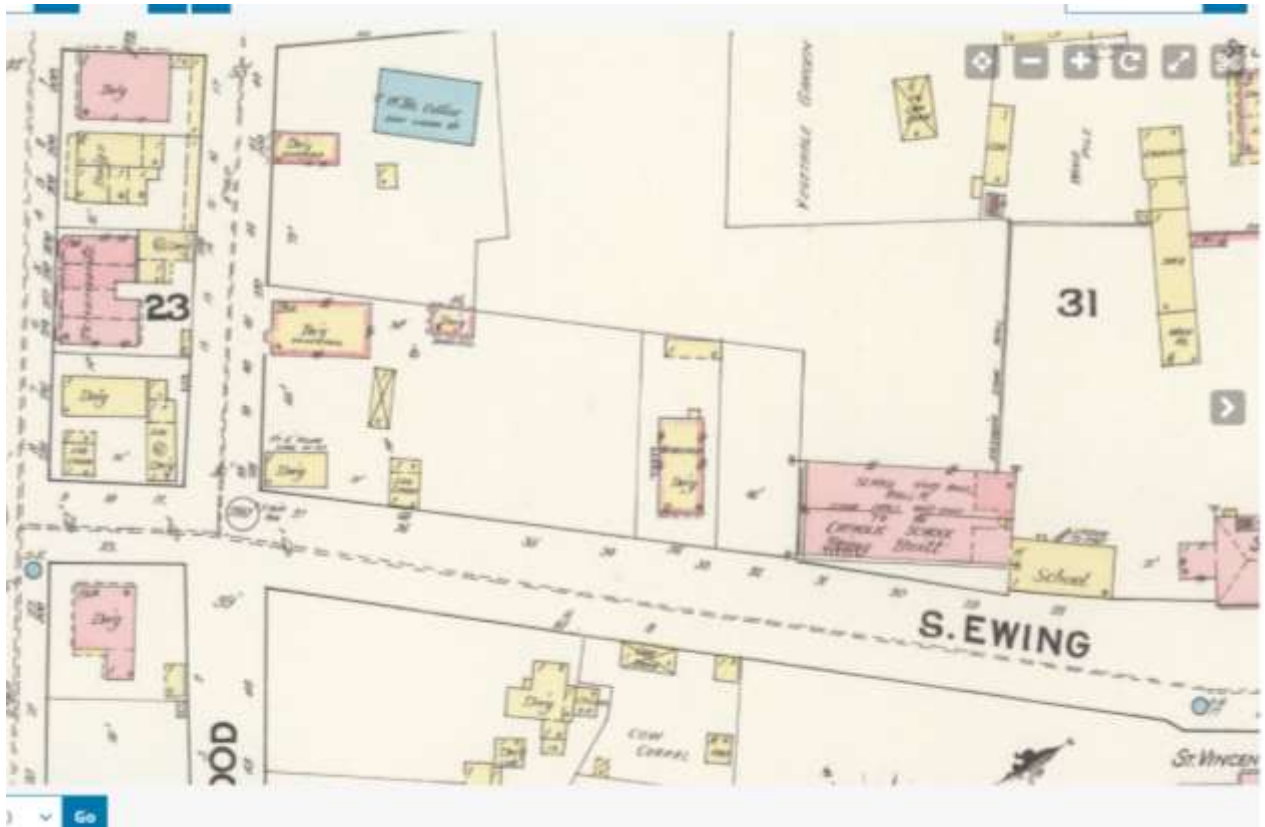
County Clerk and Recorder



1884 Sanborn Fire Insurance map shows buildings on the lot prior to 210 Miller (note that Miller was originally named Wood), which was not built until 1888-89.



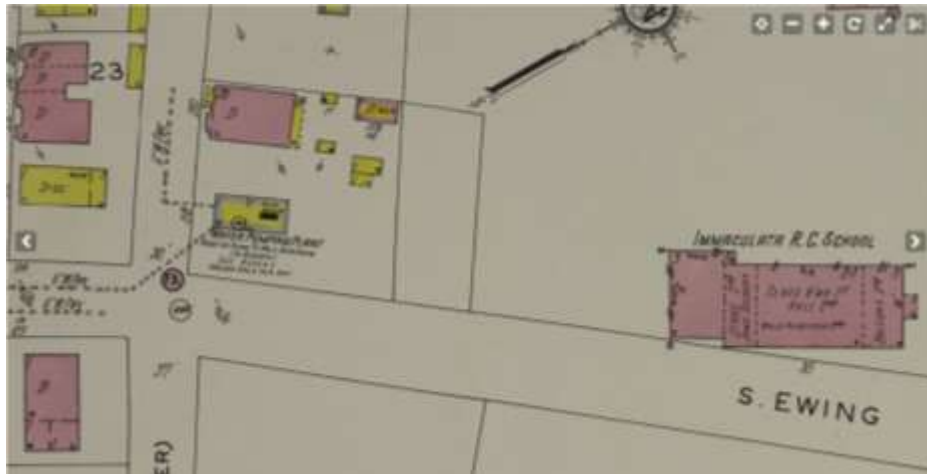
The Nov. 1888 Sanborn – 210 Miller/Wood is not there yet.



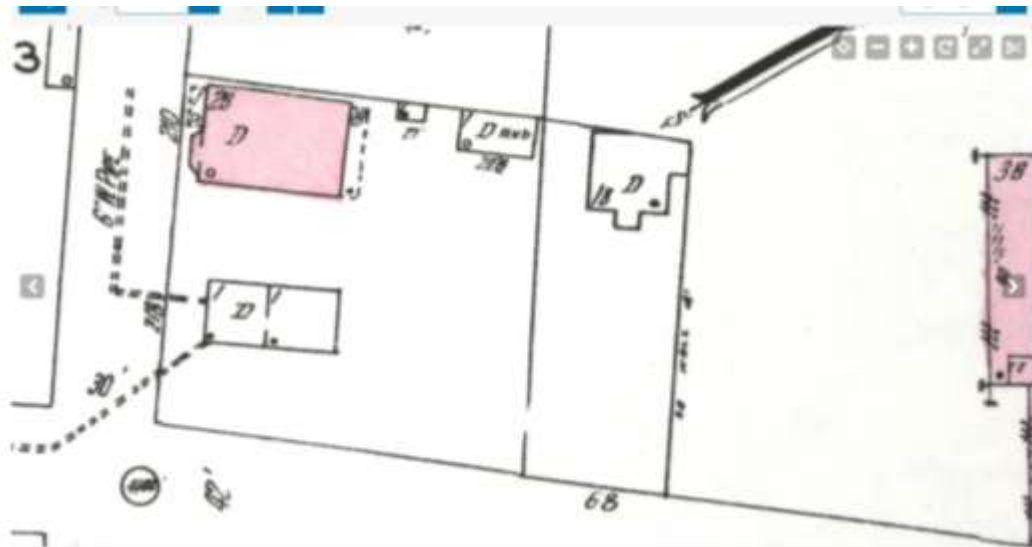
The June 1890 Sanborn Fire Ins. Shows 210 Miller (then Wood St.) as a brick veneered 2 story and basement (2&B) dwelling. This is later corrected to brick in subsequent Sanborn maps. The porch has not been built. Note the brick tenement to the south on Bridge St. (now State St.)



The 1892 Sanborn shows a small wooden porch on the southwest side and the building material has been corrected from brick veneer to brick.



1930 Sanborn. The porch has been enlarged sometime between 1892-1930. There are no maps available on the Library of Congress' website for that period.



1930-1958 Sanborn (changes were pasted over previous years) shows the enlarged porch in 1958.



This ca. 1989 photo from the Historic Inventory Form shows what is very likely the historic porch. Note that the sheet metal in place over the brick between the second story single southwest window and the bay.





