



Kyle Holland, **Planner II**  
**Community Development Department**  
316 North Park Avenue, Room 445  
Helena, MT 59623

: Phone: 406-447-8492  
: Fax: 406-447-8460  
: Email: [kholland@helenamt.gov](mailto:kholland@helenamt.gov)

**helenamt.gov**

**Date:** September 25, 2023

**STAFF REPORT**

**To:** Helena Board of Adjustment

**From:** Kyle Holland, City Planner II

**Subject:** Consideration of:

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.

**OVERVIEW**

**GENERAL INFORMATION**

**DATE OF APPLICATION:** Application received August 14, 2023

**PUBLIC HEARING DATE:** Board of Adjustment - 5:30 p.m., Tuesday, October 3, 2023

**APPLICANT:** David Boggs

**MAILING ADDRESS:** 1100 Highland St, Helena MT 59601

**CONTACT NUMBER:** (406) 431-8441

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

**PROPERTY ADDRESSES:** No address assigned

**LEGAL DESCRIPTION:**

Lots 7 and 8 in Block 4 of the HELENA TOWNSITE, Lewis and Clark County, Montana

**PRESENT LAND USE:** Vacant

**ADJACENT LAND USE:**

- North: R-2 – Vacant
- South: R-2 – Residential - Single Dwelling Unit
- East: B-1 – Reeder’s Alley
- West: R-2 – Residential - Single Dwelling Unit  
R-2 – Vacant

**PRESENT ZONING:** R-2

**VARIANCE PROPOSALS:**

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

**HISTORY OF APPLICABLE PERMITTING ACTION:**

Variations for front lot line setback and garage entry setback were granted at the March 2021 Board of Adjustment meeting. The applicant states this approved variance was not utilized due to difficulty finding a contractor, increased construction costs during the pandemic, and changes to the design to accommodate his future wife.

**ZONING EVALUATION for the properties legally** described as of Lots 7 and 8 in Block 4 of the HELENA TOWNSITE, Lewis and Clark County, Montana, **located in a R-2 zoning district.**

<b>ZONING REQUIREMENT</b>	<b>Applicable ZONING REGULATION</b>	<b>PRESENT CONDITION</b>	<b>PROPOSAL</b>	<b>VARIANCE REQUIRED</b>
<b>City Code:</b> §11-4-2 LOT REQUIREMENTS FOR ZONING DISTRICTS	Front Lot Line Setback in an R-2 Zoning District	No Construction	0’	Yes
<b>City Code:</b> §11-4-2 (B) (3) Garage Vehicular Entrance	The vehicular entrance of a garage must be set back at least twenty feet	No Construction	4”	Yes

ZONING REQUIREMENT	Applicable ZONING REGULATION	PRESENT CONDITION	PROPOSAL	VARIANCE REQUIRED
	(20'), measured in a straight line from the vehicular entrance of the garage to the lot line of the property that abuts public right of way designated as a street and has a driveway approach.			

**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 Monday, September 25, 2023, no comments have been received.

**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**

**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**

**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**

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

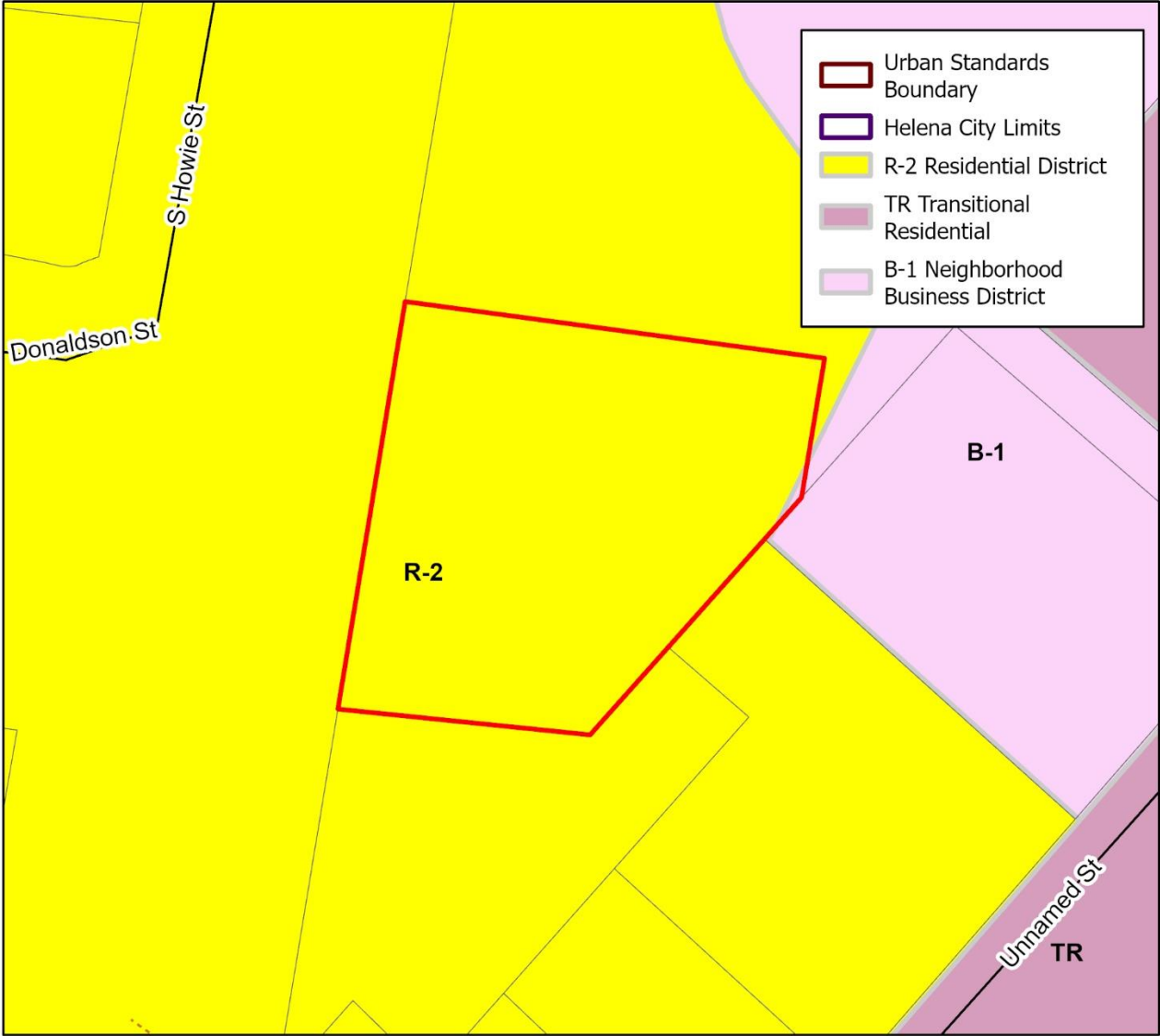
Building Permit: A building permit must be obtained within one (1) year.

Regards,



**Kyle Holland, Planner II**  
Community Development Department  
City-County Building  
316 N. Park Ave, Rm 403  
Helena, MT 59623

# Howie and Donaldson Zoning Map

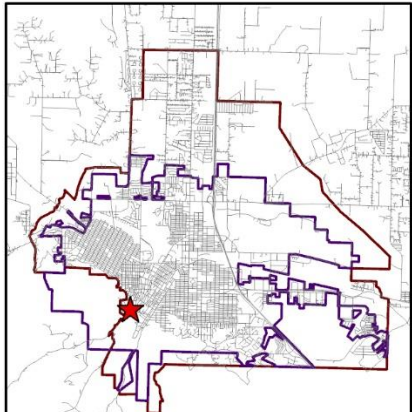


- Urban Standards Boundary
- Helena City Limits
- R-2 Residential District
- TR Transitional Residential
- B-1 Neighborhood Business District

- Property
- Paved
- Driveway
- MT Parcels w Condos



HELENA TOWNSITE 1869,  
S36, T10 N, R04 W, BLOCK 4,  
Lot 7 - 8



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



Kyle Holland, **Planner II**

**Community Development Department**

316 North Park Avenue, Room 445

Helena, MT 59623

: Phone: 406-447-8492

: Fax: 406-447-8460

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

**helenamt.gov**

**Date:** September 25, 2023

**TO WHOM IT MAY CONCERN:** Variances from district dimensional standards 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 October 3rd, 2023 Board of Adjustments public hearing to the City Planning Division, 316 North Park, Helena MT 59623.

**The Helena Board of Adjustments will hold a public hearing on the variance request on Tuesday, October 3, 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 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.

**GENERALLY LOCATED:**

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.

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

Sincerely,

**Kyle Holland, Planner II**

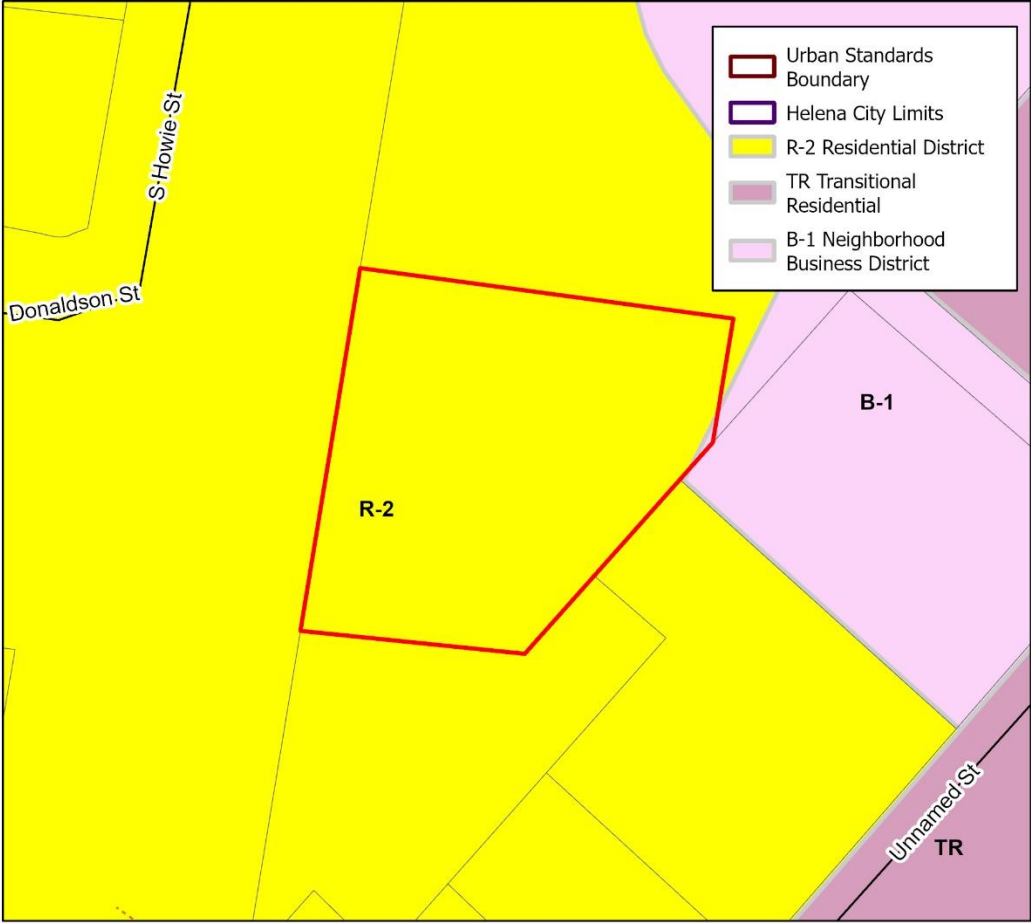
Community Development Department

City-County Building

316 N. Park Ave, Rm 403

Helena, MT 59601

# Howie and Donaldson Zoning Map





- Urban Standards Boundary
- Helena City Limits
- R-2 Residential District
- TR Transitional Residential
- B-1 Neighborhood Business District

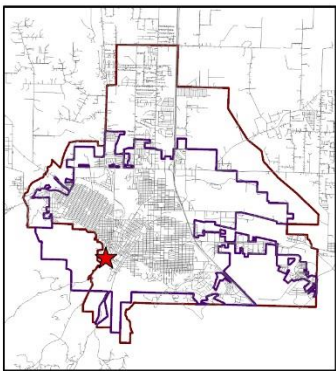
- Property
- Paved
- Driveway
- MT Parcels w Condos



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

HELENA TOWNSITE 1869,  
 S36, T10 N, R04 W, BLOCK 4,  
 Lot 7 - 8





# 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 3:43 pm, Aug 14, 2023

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

**PROPERTY OWNER: Primary Contact?**

Name: David Boggs Primary Number: 406-431-8441  
Address: 1100 Highland St Other Phone: \_\_\_\_\_  
Email: dabogman@gmail.com

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

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

**AUTHORIZED REPRESENTATIVE: Primary Contact?**

Name: Layton Sysum Primary Number: 406-495-1195  
Address: \_\_\_\_\_ Other Phone: \_\_\_\_\_  
Email: lsysum@sysumhome.com Company: Sysum Construction

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

Address of Property Yet to be assigned  
Address City State Zip Code

Legal Description (Block & Lots, Subdivision, COS#) Helena townsite 1869, S36  
TION R04W, Block 4, Lot 7-8

Geocode 05188736116500000

The most recent deed for impacted property

Lot or Parcel Size (square feet) 8581

Current and proposed use of structure or property: Single family home

Current Zoning District R-2 Residential

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 10 ft. to 0 ft. (at SW corner of garage)
- Front lot line setback #2 (corner lot): \_\_\_\_\_
- Reduce garage entrance setback: From 20 ft. to 4 inches
- Reduce side lot line setback: \_\_\_\_\_
- 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.

The lot is located on an odd corner of Howie St. prior to entering Reeders Village. The front lot line increases in distance from the street curb from 30' to 200'. At the garage corner, the distance would be 59' to the curb.

---

- 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.

This part of South Howie and South Park Ave. is a very eclectic mix of new and very old structures of varying height and shape. There is no existing structure on the lot.

---

- 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.

There are non-conformities in the road and sidewalks in the vicinity due to the terrain. Along the east and south side of Howie St. there is no sidewalk. See vicinity map

---

- 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.

I don't believe the situation is a result of subsequent government action. The lots are part of the original Helena townsite which did not address the topography of the site.

---

- 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, a denial would cause problems with the safe placement and access in the home and garage. The further the structure is placed from the front lot line, the further downhill it would move, causing extreme access issues. Other solutions would entail excess fill that would detract from neighboring properties.

---

**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.

The unique position of the lot in relation to the existing street and the steepness of the lot are creating the buildability hardship. The front lot line is unique to the other lots in that it is already 30' at minimum from the back of the curb. Alternatives included bridging from the lot line to the home or providing excess fill.

**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.**

I don't believe this to be the case, given the uniqueness of the lot and the distance it will be from the street and curb in comparison to other homes in the area. The nearest part of the structure will be approximately 32' from the curb.

**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 planned home is not a rebuild of an existing structure.

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

This variance was previously requested and approved by the Helena Board of Adjustments on March 2, 2021 (see cover letter).

The utilities located along the west (Howie St) lot line were relocated to just west of curb July 10 2023 @ owner's expense.

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: David P. Boyce Date: 8/14/2023  
Property Owner

Applicant: \_\_\_\_\_ Date: \_\_\_\_\_  
(If different from Owner)

(Property owner must sign application)

**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.

#100769

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

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

3280791 B: M50 P: 5734 DEED  
10/16/2015 03:04 PM Pages: 1 of 1 Fees: 7.00  
Paulette DeHart Clerk & Recorder, Lewis & Clark MT



### WARRANTY DEED

For Value Received:

Pamela Sourbeer

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

David Peter Boggs

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

Lots 7 and 8 in Block 4 of the HELENA TOWNSITE, 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: 10-13-15

*Pamela Sourbeer*  
Pamela Sourbeer

STATE OF South Carolina

COUNTY OF Charleston

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

Witness my hand and official seal, this day Oct 13, 2015.

*Denise Witte*  
Notary Public

My Commission Expires: March 18, 2023

(SEAL)



# 2022 2ND HALF PAYMENT STUB

Property ID Number: 23779

DUE ON OR BEFORE: 05/31/2023

Property Tax Assistance eligibility reflected in amount due for current tax year

This property may qualify for a Property Tax Assistance Program. This may include Property Tax Assistance, Disabled or Deceased Veterans' Residential Exemption, and/or Elderly Homeowner's Tax Credit. Contact the Local Department of Revenue at 406-444-4000 for further information.

*(Small text regarding assistance eligibility)*

BOGGS DAVID PETER  
615 POWER ST  
HELENA MT 59601-6117

Second Half Amount Due:

**\$441.05**

NO SECOND HALF NOTICE WILL BE SENT. YOUR CHECK IS YOUR RECEIPT. STUBS MUST ACCOMPANY PAYMENT. FOR A COPY OF YOUR TAX RECEIPT INCLUDE A SELF ADDRESSED STAMPED ENVELOPE.



eNoticesOnline.com  
Go Paperless

AUTHORIZATION CODE  
**LCC-4YKW8N93**

RETURN THIS STUB WITH YOUR SECOND HALF PAYMENT TO:

LEWIS & CLARK COUNTY TREASURER  
316 N. PARK AVE RM 113  
HELENA MT 59623-0001



# 2022 2ND HALF PAYMENT STUB

Property ID Number: 2131

DUE ON OR BEFORE: 05/31/2023

Property Tax Assistance eligibility reflected in amount due for current tax year

This property may qualify for a Property Tax Assistance Program. This may include Property Tax Assistance, Disabled or Deceased Veterans' Residential Exemption, and/or Elderly Homeowner's Tax Credit. Contact the Local Department of Revenue at 406-444-4000 for further information.

*(Small text regarding assistance eligibility)*

BOGGS DAVID PETER  
615 POWER ST  
HELENA MT 59601-6117

Second Half Amount Due:

**\$907.87**

NO SECOND HALF NOTICE WILL BE SENT. YOUR CHECK IS YOUR RECEIPT. STUBS MUST ACCOMPANY PAYMENT. FOR A COPY OF YOUR TAX RECEIPT INCLUDE A SELF ADDRESSED STAMPED ENVELOPE.

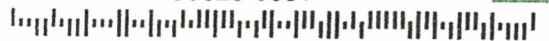


eNoticesOnline.com  
Go Paperless

AUTHORIZATION CODE  
**LCC-4YKW8N93**

RETURN THIS STUB WITH YOUR SECOND HALF PAYMENT TO:

LEWIS & CLARK COUNTY TREASURER  
316 N. PARK AVE RM 113  
HELENA MT 59623-0001



David P Boggs  
615 Power St  
Helena, MT 59601

2284  
93-151/920

5-7-23  
20

Pay to the Order of Lewis + Clark Cnty TREAS \$ 1348.92

Thirteen Hundred Forty Eight + 92/100 Dollars

Valley Bank  
PROP ID 2131  
23779

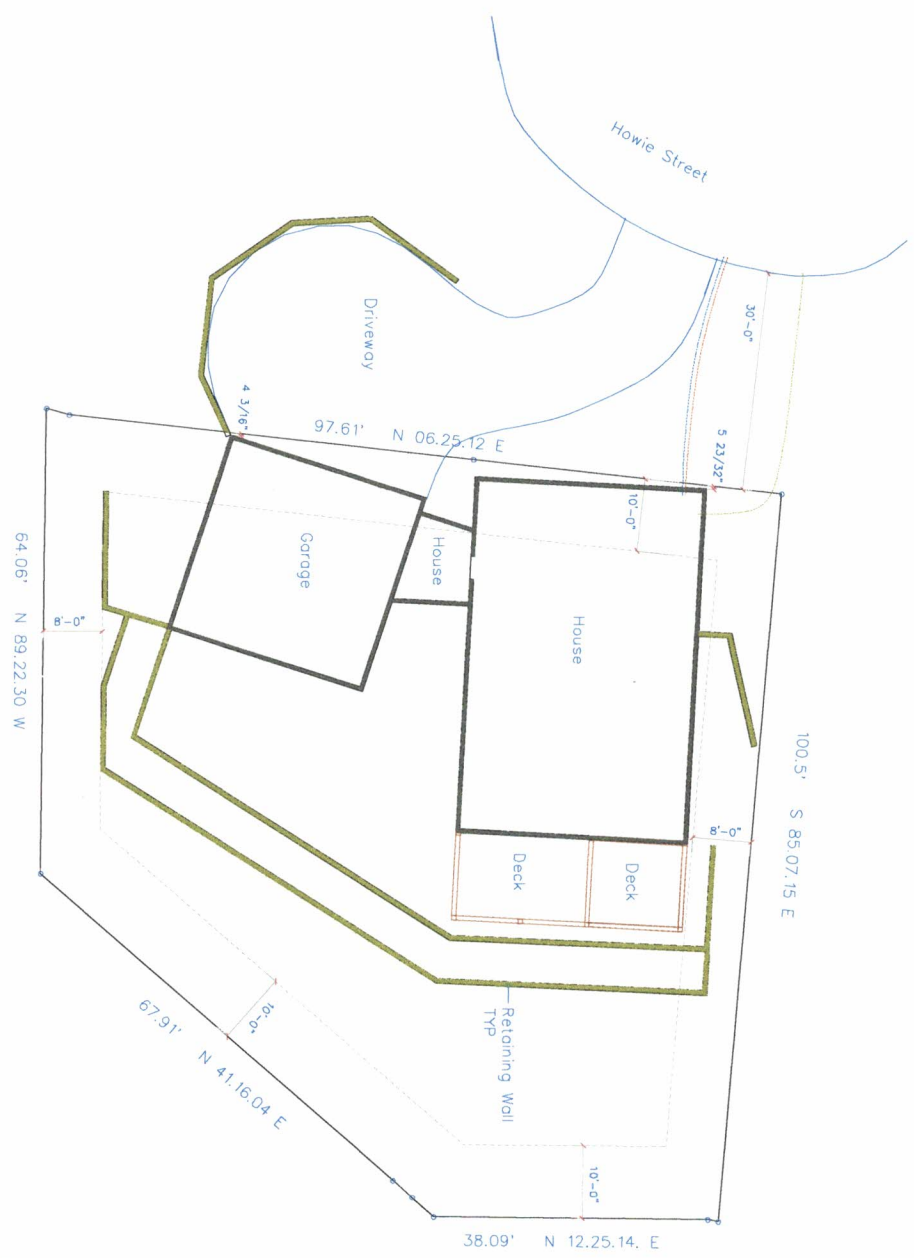
For 2nd half prop tax

MP

⑆092001512⑆0210000023218⑈ 2284

Notes:  
 1. All dimensions are in feet and inches.  
 2. All dimensions are to the center of the structure unless otherwise noted.  
 3. All dimensions are to the exterior of the structure unless otherwise noted.  
 4. All dimensions are to the center of the structure unless otherwise noted.  
 5. All dimensions are to the exterior of the structure unless otherwise noted.

Scale 1/8" = 1'



Legend:  
 Lot 7-8 Block 4  
 Helena Township 1889  
 S36, T10 N, R04 W  
 City of Helena Montana

Legend:  
 Property Line  
 Easement Line  
 Sewer (4" dia)  
 Water (3/4" dia)  
 Utility electric, phone, gas (6" dia)



System Construction Inc All rights reserved





Please note the absence of side walks east side of Howe and south side Donaldson

JN

SD1  
Vicinity

Boggs Home

1/28/20

© all rights reserved 1/28/2020 4:52:53 PM



# Project Reviews

## City of Helena

**Project Number: ZBOA2308-002**

Description: **TBD Howie St**

Applied: **8/14/2023**

Approved:

Site Address:

Closed:

Expired:

City, State Zip Code: ,

Status: **RECEIVED**

Applicant: **<NONE>**

Parent Project:

Owner: **BOGGS DAVID PETER**

Contractor: **<NONE>**

Details:

### LIST OF REVIEWS

SENT DATE	RETURNED DATE	DUE DATE	TYPE	CONTACT	STATUS	REMARKS
Review Group: ALL						
9/15/2023	9/25/2023	9/25/2023	BUILDING	Kim Mack	SEE COMMENTS	
Notes:						
Fill was placed on this site several years ago. Full construction plan review will be completed when plan submittal is made. Submittal shall include completed soils evaluation and compaction report by MT licensed engineer indicating compliance with IRC requirements. Additional comments will occur at time of plan submittal.						
9/15/2023		9/25/2023	CITY ATTORNEY	Attorney Bucket		
Notes:						
9/15/2023		9/25/2023	ENGINEERING	Tyson Lesmeister		
Notes:						
9/15/2023		9/25/2023	FIRE	Lou Antonick		
Notes:						
9/15/2023		9/25/2023	POLICE	Police Bucket		
Notes:						
9/15/2023	9/19/2023	9/25/2023	PUBLIC WORKS	JAMIE CLARK	NO COMMENT	
Notes:						

# Project Reviews

## City of Helena

9/15/2023	9/26/2023	9/25/2023	TRANSPORTATION SYSTEMS	Mark Young	SEE COMMENTS	
<p>Notes:</p> <p>With the current built environment, we don't foresee widening the road at this intersection so the requested variance should be acceptable. Whether or not variation to setbacks are approved, boulevard sidewalks will be required with building permit (see City Code section 7-4-2), the proposed driveway must be approved by the City and may require changes (see City Code section 7-13-3.A.8). With the narrowness of the existing roadway, signage and striping to reflect no on-street parking will also be required with a building permit.</p>						
Review Group: AUTO						
8/14/2023		8/17/2023	DIRECTOR REVIEW	Christopher Brink		
Notes:						