



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 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

**OVERVIEW**

**GENERAL INFORMATION**

**DATE OF APPLICATION:** Application received August 28, 2023

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

**PROPERTY OWNER:** Janet Ellis and Jim Hansen

**MAILING ADDRESS:** 703 Breckenridge St, Helena, MT 59601

**CONTACT NUMBER:** (406) 431-9157

**EMAIL ADDRESS:** [jellis@mt.net](mailto:jellis@mt.net)

**PROPERTY ADDRESSES:** 703 Breckenridge St, Helena, MT 59601

**LEGAL DESCRIPTION:**

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)

PRESENT LAND USE: Single Family Dwelling with detached car port

ADJACENT LAND USE:

- North: R-3 – Residential - Single Dwelling Unit
- South: R-2 – Residential - Single Dwelling Unit
- East: R-2 – Residential - Single Dwelling Unit
- West: R-2 – Residential - Single Dwelling Unit

PRESENT ZONING: R-2

VARIANCE PROPOSALS:

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)

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HISTORY OF APPLICABLE PERMITTING ACTION:

There is a history of plumbing and electrical permits dating back to April of 1963. Additionally, there was a permit for the removal of a farm building in August 1968 and a re-roofing permit in August of 1982.

ZONING EVALUATION for the property legally addressed as 703 Breckenridge St, Helena, MT, located in a R-2 zoning district.

ZONING REQUIREMENT	Applicable ZONING REGULATION	PRESENT CONDITION	PROPOSAL	VARIANCE REQUIRED
City Code: §11-4-2 LOT REQUIREMENTS FOR ZONING DISTRICTS	Side Lot Line Setback – R-2 Zoning District	0’	0’ - Remove and replace existing wooden carport within the same footprint	Yes
City Code: §11-4-2 LOT REQUIREMENTS FOR ZONING DISTRICTS	Rear Lot Line Setback – R-2 Zoning District	0’	0’ - Remove and replace existing wooden carport within the same footprint	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 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**

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**

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

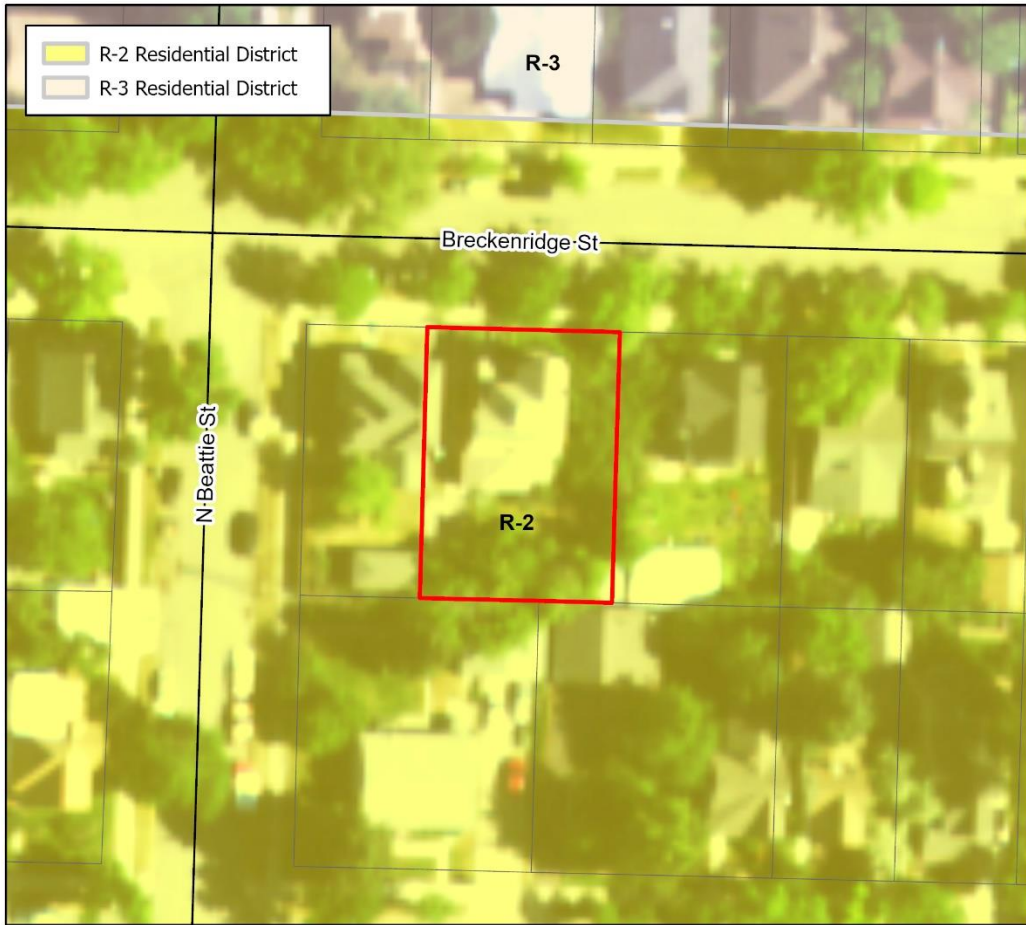
Building Permit: A building permit must be obtained within one (1) year.




Regards,




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

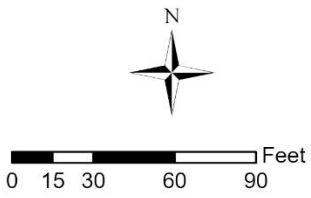
# 703 Breckenridge Zoning Map



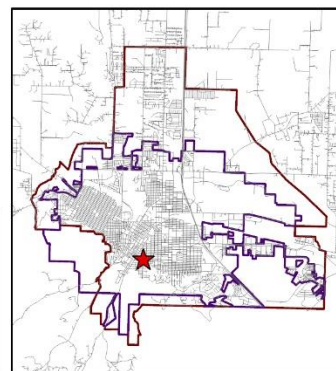
 703 Breckenridge  
 Paved  
 MT Parcels w Condos



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



BLAKE ADDN AMENDED, S31,  
T10 N, R03 W, BLOCK K, W  
27' LT 7, ALL LT 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 12:25 pm, Aug 28, 2023

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

**PROPERTY OWNER: Primary Contact?**

Name: Janet Ellis and Jim Hansen Primary Number: 406-431-9157 (Ellis - cell)  
Address: 703 Breckenridge Street Other Phone: \_\_\_\_\_  
Email: jellis@mt.net

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

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

**AUTHORIZED REPRESENTATIVE: Primary Contact?**

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

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

Address of Property 703 Breckenridge St Helena MT 59601  
Address City State

Legal Description (Block & Lots, Subdivision, COS#) Blake Addn Amended, S31, T10 N, R03 W, Block K,  
W 27' Lot 7, All Lot 8

Geocode 05188831132230000

The most recent deed for impacted property (see Exhibit I)

Lot or Parcel Size (square feet) 7,150 square feet

Current and proposed use of structure or property: rebuild carport on existing cement pad (identical footprint)

Current Zoning District R-2

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

Submit proof of current paid taxes (see Exhibit II)

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. (see Exhibit III (through XII))

**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: \_\_\_\_\_
- Front lot line setback #2 (corner lot): \_\_\_\_\_
- Reduce garage entrance setback: \_\_\_\_\_
- Reduce side lot line setback: From the required 8 feet to 0 feet
- Reduce rear lot line setback: From the required 10 feet to 0 feet
- Exceed building height limitation: \_\_\_\_\_

**Lot Coverage/Area Criteria:**

- Lot coverage percentage: About 4.2% (carport is 4.2% of lot)
- 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:** The current carport is deteriorating and needs to be replaced  
We would like to keep the current footprint, including landscaping

**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 site is not unique. The carport that needs replacing with an identical footprint is located at the end of a (cobblestone) driveway on the west side of the house (see Exhibit VI/Exhibit VII/Exhibit VIII). This is an old lot (the house was built ~ 1890). Structures in the area generally do not conform to R-2 zoning requirements.

**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.

We would replace an existing carport (see Exhibit III (site plan)/Exhibit IV (carport height) on the existing cement pad, with no encroachment on adjacent property. The replacement carport would drain onto our property (it currently drains onto our neighbor's). The current carport is on the property line (see Exhibit V).

**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.

Many of the buildings in this block (and surrounding area) do not conform to R-2 zoning setbacks because the neighborhood was zoned after structures were built (see Exhibit IX). Specifically, the lots to the west, south, and east all have buildings that do not conform to current zoning regulations. There is no alley.

**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.

This variance request is partially caused by government action because zoning occurred after most structures on the lot were built (see Exhibit V). The existing carport is on the property line. If we are allowed to rebuild the existing building, the footprint would not change. We do not know when the carport was built.

**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.

The existing carport is at the end of a cobblestone driveway on the house's west side (see Exhibit VIII). If the carport must have R-2 setbacks, much landscaping (including mature trees) and lawn would be removed (Exhibit X and XI). The replacement will not change (or deprive) other properties similarly situated



**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.

We did not create the hardship that has led to this variance request. When we purchased the property in 1990, the carport and cobblestone driveway already existed. Approval of this application would allow us to rebuild the existing structure on its existing footprint (see Exhibit III).

**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.**

Most garages in this area do not comply with zoning setbacks – so no special privilege to our property would be granted by a variance (Exhibit IX). Again, the proposal is to replace an existing carport at an identical location and footprint.

**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.**

A rebuttable presumption should apply to our property because we have an existing nonconforming structure that needs to be rebuilt in the same location and footprint. The original footprint of the building appears in the 1990 property survey in Exhibit V.

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

> The current carport is deteriorating (breaking/rotting) and needs replacement (see Exhibit XII).

> Because the driveway is cobblestone, the carport is not always able to be used (if it snows, the driveway cannot be shoveled). We have no plans to replace the cobblestone driveway.

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: Janet H. Ellis - J. H. Hansen Date: 8/27/2023  
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.



Exhibit II. Proof of current paid taxes.



## LEWIS & CLARK COUNTY

Shopping Cart: 0 items [\$0.00] 

[New Search](#) [History](#) [Payoff](#) [Pay Taxes](#) [Help](#)

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**Property Tax ID:** 4839  
**Status:** Current  
**Realware#:** 188831132230000  
**Receipt:** 13919  
**2022 Owner(s):**  
ELLIS JANET H & HANSEN JAMES C

**Mailing Address:**  
703 BRECKENRIDGE ST  
HELENA, MT 596014355  
**Levy District:**  
01-01, Tax District 01

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2022 Value:		2022 Taxes: <a href="#">View Pie Charts</a>		2022 Payments:	
<b>Market:</b>	\$317,900	<b>First Half:</b>	\$2,025.02 <b>Due:</b> 11/30/2022	<b>First Half:</b>	\$2,025.02
<b>Taxable:</b>	\$4,292	<b>Second Half:</b>	\$2,025.00 <b>Due:</b> 5/31/2023	<b>Second Half:</b>	\$2,025.00
		<b>Total:</b>	\$4,050.02	<b>Total:</b>	\$4,050.02

(May include penalty & interest)

[Detail](#) [Detail](#)

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**2022 Legal Records:**  
**Geo Code:** 05-1888-31-1-32-23-0000 **Deed Book:** M11 **Page:** 2350 **Date:** 1990-10-09  
**Property address:** 703 BRECKENRIDGE ST, HELENA MT 59601  
**Subdivision:** (BLA) SubDiv BLA **Block:** K  
**TRS:** T10 N, R03 W, Sec. 31  
**Legal:** BLAKE ADDN AMENDED, S31, T10 N, R03 W,  
BLOCK K, W 27' LT 7, ALL LT 8  
Acres: 0.17

**Note:** The accuracy of this data is not guaranteed. Property Tax data was last updated 08/17/2023 12:10 AM.

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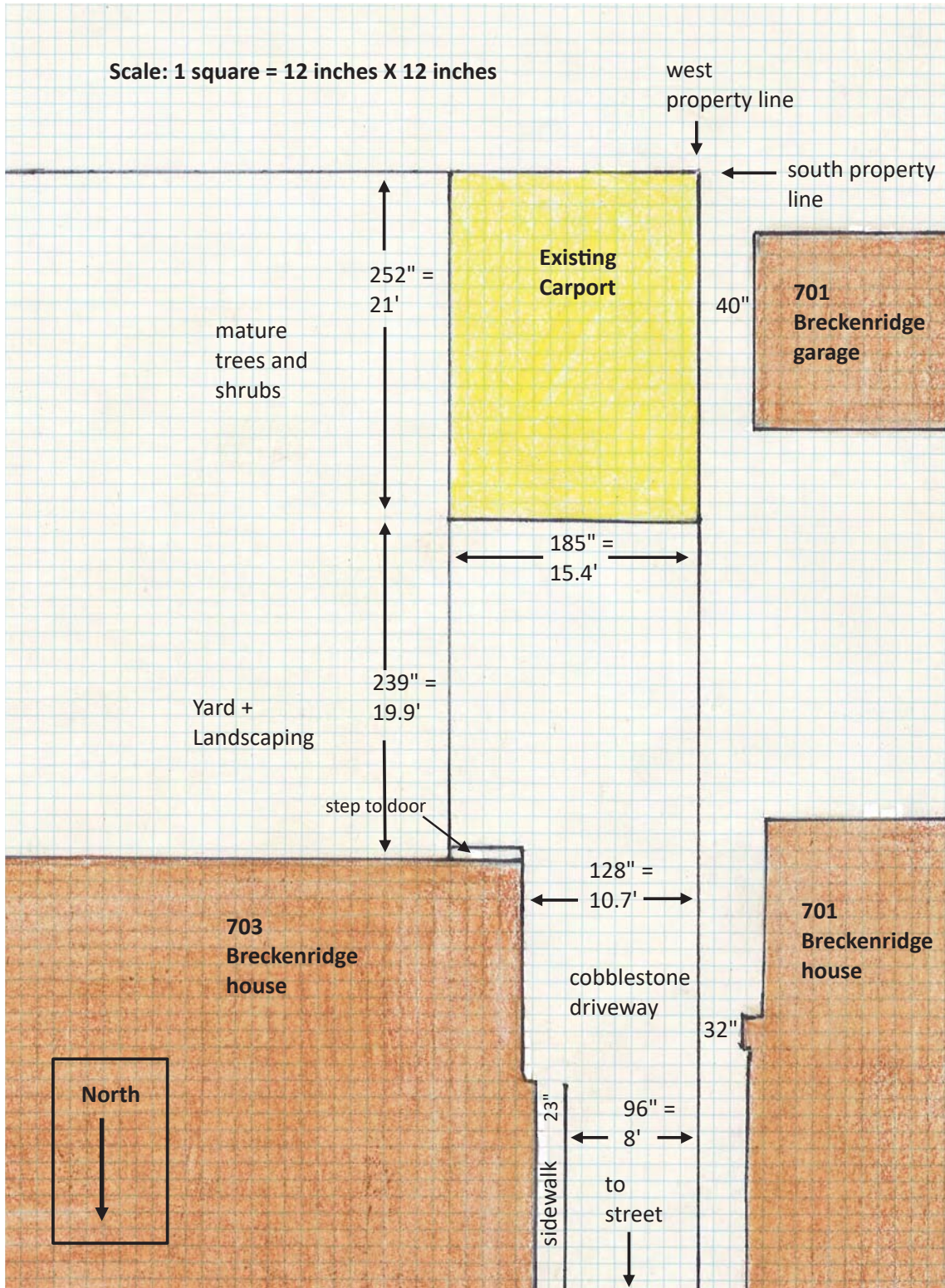
Send Payments to:  
Lewis & Clark County  
316 North Park Ave; Room #113  
Helena, Montana 59623  
Phone: (406) 447-8329  
Email: [propertytax@lccountymt.gov](mailto:propertytax@lccountymt.gov)

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**Exhibit III. Existing and Proposed Site Plan.** This site plan shows the existing carport to scale. The variance is requested so that the carport can be replaced on the existing location and footprint.



**Exhibit IV. Scale drawing of existing carport from front.** This scaled drawing shows that the carport height varies, but the drainage is currently on an adjacent property. A replacement structure would drain onto our property.

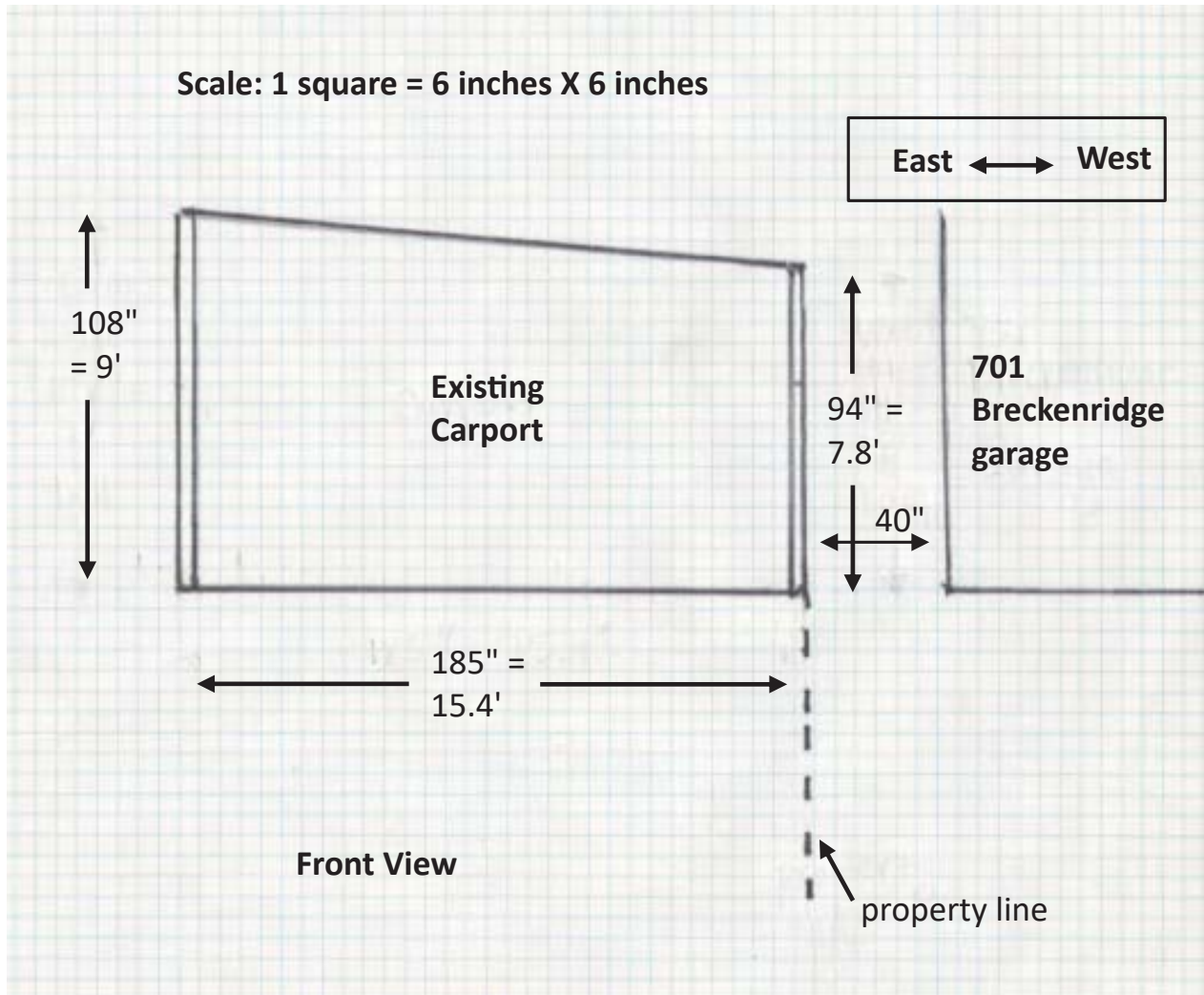




Exhibit V. Survey of 703 Breckenridge property. Copy of October 2, 1990 Survey of 703 Breckenridge showing the carport that needs replacement (see map on page 2). The survey shows that there are no encroachments on adjacent properties. Note: the original document is available, upon request.

ORDER NO: \_\_\_\_\_

**SURVEYOR'S REPORT**

I hereby report to Western Federal S-L that I have made an accurate survey of the premises situated at \_\_\_\_\_


Helena	Lewis and Clark	Montana
City	County	State

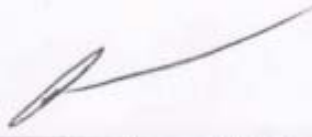
known as Street Number: 703 Breckenridge

and shown on the accompanying map or plat of survey. In connection with such survey I made a careful inspection of said premises on October 2, 1990 and at the time of inspection I found to be in possession of said premises James Hansen and Janet Ellis as buyers (tenant) or (owner)

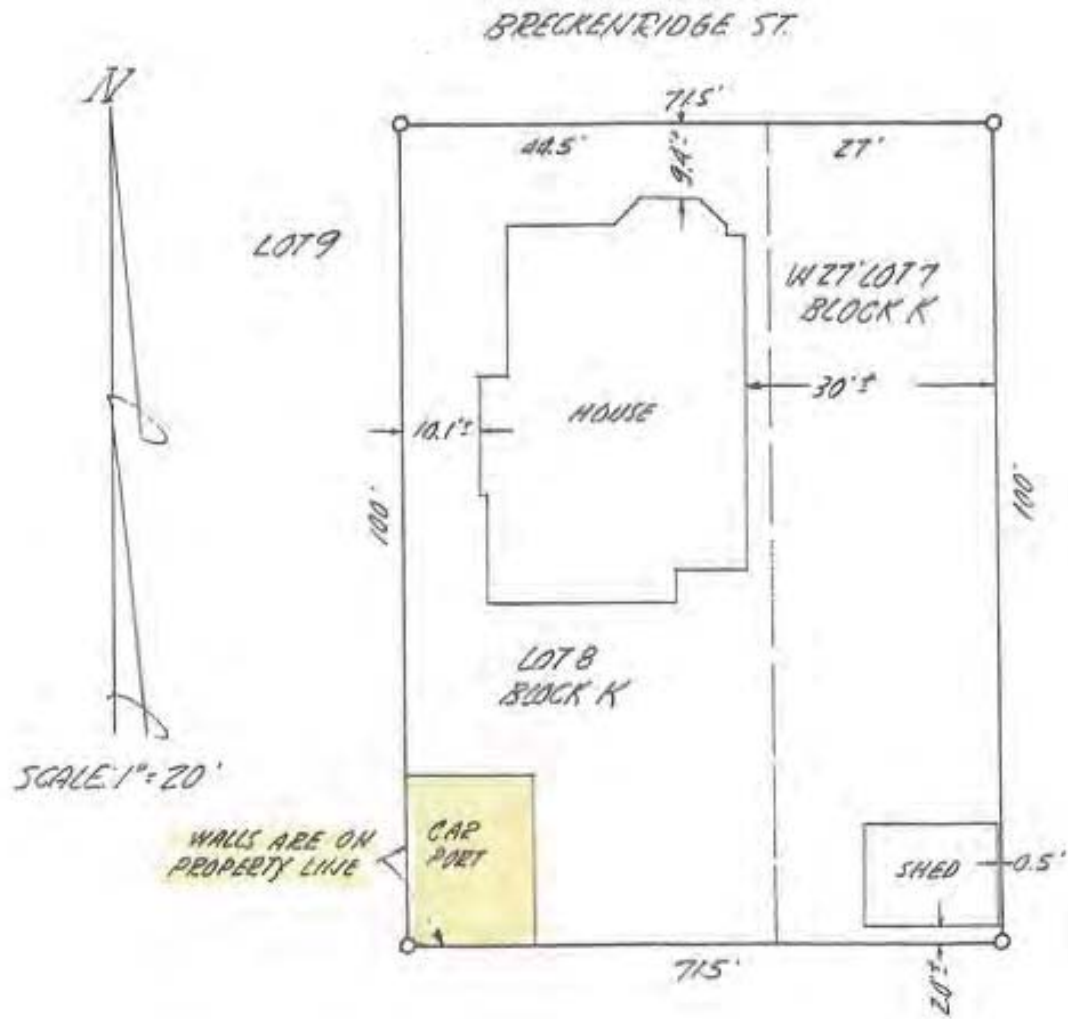
I made a specific examination with respect to the following items and report the existence of evidence of the following: (if none, state "none"):

1. Rights of way, including those for roads, lanes, driveways or walks across said premises serving other property: None.
2. Streams, ponds, or lakes located, bordering on or running through said premises: None.
3. Telephone, telegraph or electric power poles or wires overhanging or crossing said premises and serving other property or properties: None.
4. Underground installations such as sewers, water pipes, gas or oil pipe lines, conduits, across said premises: None.
5. Drainage ditches or underground drain tile across said premises: None.
6. Joint driveways or walkways; party or curtain walls; beam rights; porches, steps or roofs used in common or joint garages: None.
7. Encroachments, or overhanging projections (If our building or its eaves, fire escapes, bay windows, doors, flue pipes, stoops, or areaways, or signs affixed thereto, or our fences, walks, drives, gates or entrances encroach upon or overhang adjoining properties, or similar adjoining structures encroach upon or overhang our premises, specify same and if buildings are substantially on property lines indicate if walls are plumb and if foundations and footings are within lines): No encroachments.
8. Physical evidence of boundary lines on all sides (Be specific as to how boundary lines are evidenced; that is, by fences, plantings, etc. Indicate whether same differ from deed lines and whether there is evidence of disagreement as to boundaries): Boundaries are evidenced by their relation to existing curb lines.
9. Any unusual elements of use or possession affecting said premises (cemeteries, parks, etc.): None.
10. Evidence of contemplated, commenced or newly completed construction (be specific as to what has been done and indicate the names of any parties who may have or will supply either labor or materials): No recent construction evident.



  
\_\_\_\_\_  
Surveyor





I, Cary Duncan, a Montana Registered Land Surveyor, do hereby certify that the attached drawing accurately shows the location of Physical features in relation to the lines of the West 27' of Lot 7, and all of Lot 8, Block K, Amended Plat of the Blake Addition, City of Helena, Montana, as located by me on October 2, 1990.

Cary Duncan Mont. Reg. No. 4123-S



**Exhibit VI.** House at 703 Breckenridge, showing the driveway on the western side of the house and the vegetation on the eastern side of the house.





**Exhibit VII. Photo of existing carport.** This photograph shows the existing carport at 703 Breckenridge. This variance request is to replace this deteriorating carport in the same footprint.

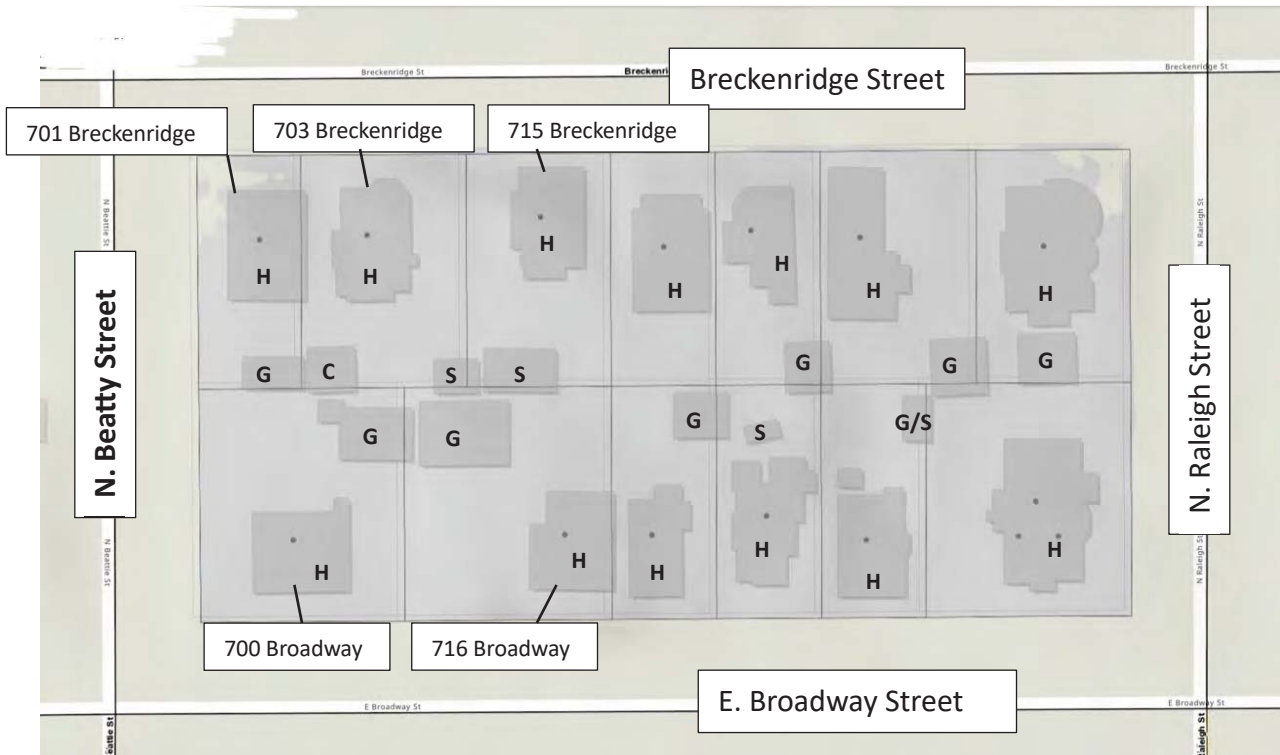




**Exhibit VIII. Photo of driveway and carport.** This photograph shows that the cobblestone driveway at 703 Breckenridge ends near the carport. The house on the left (east) is 703 Breckenridge; it's closest distance from the driveway is 23 inches. The house on the right (west) is 701 Breckenridge; it's closest distance from the driveway (and 703 Breckenridge property line) is 32 inches. The retaining wall at the street level is approximately 42" high.



**Exhibit IX. Neighborhood buildings with approximate setbacks.** This map is a copy of the “Lewis and Clark County/City of Helena Interactive Map.” The map does not show accurate building locations, according to the 1990 survey we received. Buildings are named and setback distances to buildings on adjacent properties appear below. The setback distances indicate the closest distance to what appears to be the 703 Breckenridge property line.



**Key to Above Map**

- H = House
- G = Garage
- C = Carport
- S = Shed

**The following setbacks were measured from 703 Breckenridge property line:**

701 Breckenridge

- House = 32 inches on east side to 703 Breckenridge property line
- Garage = 40 inches on east side to 703 Breckenridge property line

703 Breckenridge

- House = 10 feet on west side to 703 Breckenridge property line
- Carport = on property line for 703 Breckenridge (south and west) (no encroachment)
- Shed = 24 inches on south to 703 Breckenridge property line (see 1990 survey) and 6 inches on east side to 703 Breckenridge property line

715 Breckenridge: Shed: 48 inches on east side from 703 Breckenridge property line

700 E Broadway: Garage: 69 inches on south side from 703 Breckenridge property line

716 E Broadway: Garage: 39 inches on south side from 703 Breckenridge property line.



**Exhibit X. Mature trees and shrubs on east side of carport.** Photo showing that requiring a setback for the carport would require cutting down several mature trees on the east side of the carport and removing other landscaping.





**Exhibit XI. Backyard photo of 703 Breckenridge Street.** This photo shows the house at 703 Breckenridge, as well as the backyard.





**Exhibit XII. Photo showing additional information for the Board to consider. The current carport is deteriorating (supports are rotting/collapsing) and it needs to be replaced.**



# Project Reviews

## City of Helena

**Project Number: ZBOA2308-003**

Description: **703 Breckinridge**

Applied: **8/28/2023**

Approved:

Site Address: **703 BRECKENRIDGE ST**

Closed:

Expired:

City, State Zip Code: **HELENA, MT 59601**

Status: **RECEIVED**

Applicant: **<NONE>**

Parent Project:

Owner: **ELLIS JANET H & HANSEN JAMES C**

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:						
Complete building plans will be review at time of permit submittal. Construction shall comply with 2021 International Residential Code. Construction of new carport shall comply with Section R302 and Table R302.1(1) where less than 5 feet from the property line.						
1.) Where structure is constructed less than 5 feet from property line, minimum one-hour fire resistive construction is required.						
2.) Projections beyond the exterior wall shall not exceed 4 inches.						
3.) There shall be no opening in fire resistive rated wall where wall is within 3 feet of property line.						
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	9/25/2023	9/25/2023	TRANSPORTATION SYSTEMS	Mark Young	NO COMMENT	
Notes:						
Review Group: AUTO						
8/28/2023		8/31/2023	DIRECTOR REVIEW	Christopher Brink		
Notes:						