



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

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

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

This property is located at 921 E 6th Ave.

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: Christ's Church

MAILING ADDRESS: 921 E 6th Ave, Helena, MT 59601

CONTACT NUMBER: (406) 465-2368

APPLICANT: Larry Goll

MAILING ADDRESS: 71 Hill Brothers Road, Clancy, MT 59634

CONTACT NUMBER: (406) 465-6997

EMAIL ADDRESS: lbgoll@gmail.com

PROPERTY ADDRESSES: 703 Breckenridge St, Helena, MT 59601

LEGAL DESCRIPTION:

East 65 feet of Lots 5 and 6, Block C of the Tietjen Addition to the City of Helena, Lewis and Clark County, Montana

PRESENT LAND USE: Church

ADJACENT LAND USE:

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

PRESENT ZONING: R-3

VARIANCE PROPOSALS:

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

HISTORY OF APPLICABLE PERMITTING ACTION:

- August 2022 – A permit for a new furnace
- August 1996 – A Permit for new water service
- November 1977- A permit for new rear stairs
- August 1949 – Original permit for construction of a church

There was a variance granted in April of 1981 to permit a front yard fence to exceed the height maximum

ZONING EVALUATION for the property legally addressed as 921 6th Ave, Helena, MT, located in a R-3 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-3 Zoning District	New Construction	3’	Yes
City Code: §11-4-2 LOT REQUIREMENTS FOR ZONING DISTRICTS	Side Lot Line Setback – R-3 Zoning District	New Construction	4’	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, one comment against the requested variance has 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 6' to 3', for a property with the legal description of the East 65 feet of Lots 5 and 6, Block C of the Tietjen Addition to the City of Helena, Lewis and Clark County, Montana**
- AND**
2. **A variance from Section 11-4-2 to decrease the minimum side lot line setback from 6' to 4', for a property with the legal description of the East 65 feet of Lots 5 and 6, Block C of the Tietjen Addition to the City of Helena, Lewis and Clark County, Montana**

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,

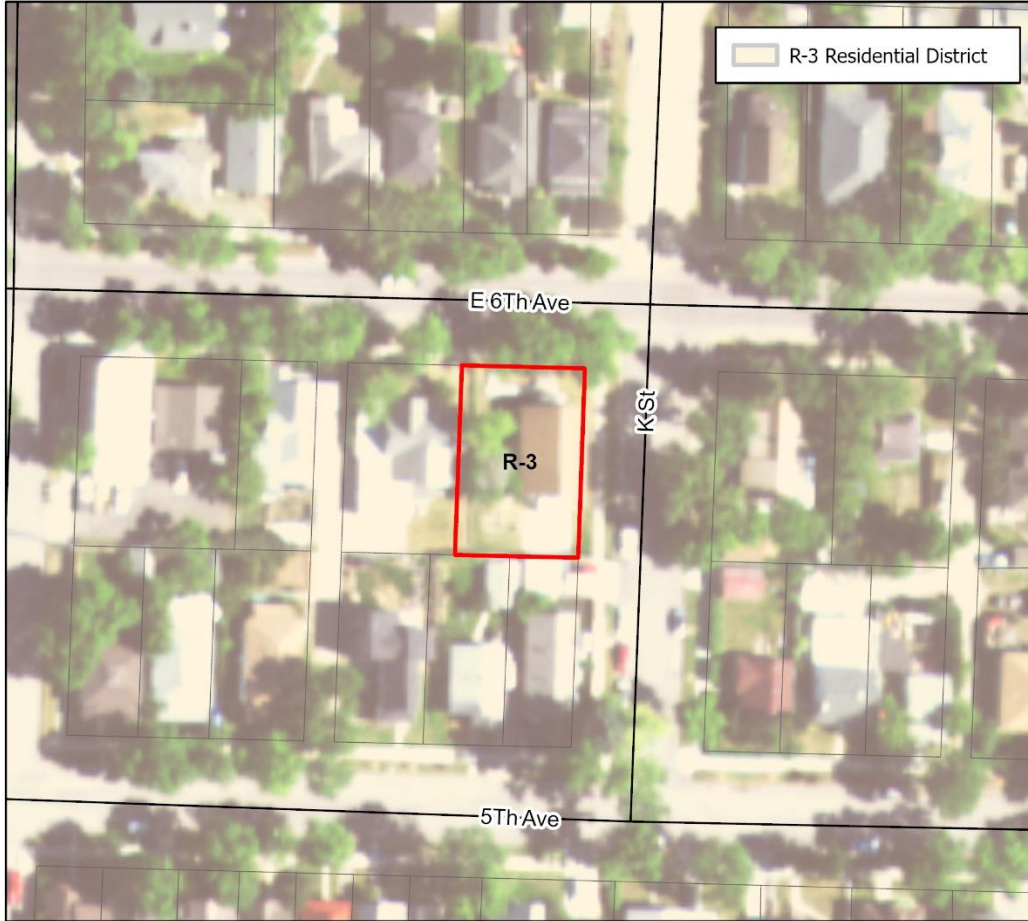


Kyle Holland, Planner II

Community Development Department
City-County Building
316 N. Park Ave, Rm 403
Helena, MT 59623

921 6TH Ave


Zoning Map



 921 6th Ave
 Paved
 MT Parcels w Condos

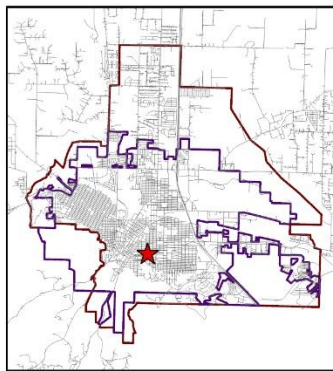


Community Development
City/County Building
316 North Park Avenue, Rm. 445
Helena, MT 59623



0 20 40 80 120 Feet

TIETJEN ADDN, S31, T10 N,
R03 W, BLOCK C, E65' LT 5 &
6





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

Date received:

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

PROPERTY OWNER: Primary Contact?

Name: Christ's Church Primary Number: 406 465-2368
Address: 921 E Sixth Ave Other Phone: _____
Email: _____

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

Name: Larry Goll Primary Number: 406 465-6997
Address: 71 Hill Brothers Road Other Phone: 406 465-7438
Email: lbgoll@gmail.com Company: _____

AUTHORIZED REPRESENTATIVE: Primary Contact?

Name: Steve Nichols Primary Number: 406 465-9213
Address: 3355 Hutton Road Other Phone: _____
Email: Hisdelight23@gmail.com Company: _____

Section A: PLEASE PROVIDE THE INFORMATION REQUESTED BELOW.

Address of Property 921 E Sixth Helena MT 59601
Address City State Zip Code

Legal Description (Block & Lots, Subdivision, COS#) Tietjen Addition, S31, T10 N, R03 W, Block C,
East 65 feet of lots 5 & 6

Geocode 05-1888-31-1-44-11-0000

The most recent deed for impacted property

Lot or Parcel Size (square feet) 6760 sq. ft.

Current and proposed use of structure or property: storage shed

Current Zoning District R-3

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: _____
- Front lot line setback #2 (corner lot): _____
- Reduce garage entrance setback: _____
- Reduce side lot line setback: From the required 6 feet to 3 feet
- Reduce rear lot line setback: From the required 6 feet to 4 feet
- 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 lot is a rectangular corner residential lot. The lot slopes down from west to east.

- 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.

There is a 20ft x 24ft cement slab basketball court in the back yard. The proposed variance for the shed allows it to be 3 feet farther away from the court, giving more room for play.

- 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 many garages and sheds in this neighborhood built on or very close to their property lines.

See attached pictures.

- 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.

NA The zoning requirements were in place when the shed was installed.

- 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.

Most of the properties in this area have sheds or garages built right on the property lines.

We should have the same right to position our shed close to our property lines.

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.

Our lot is sloping from west to east. Moving the shed 3 feet to the east would require excavation of the spot to make it level. It would also put the shed 3 feet closer to the basketball court, leaving less room for play.

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.

This variance would not grant us any special privilege that the surrounding properties don't already enjoy.

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.

No. We are not reconstructing a non-conforming building.

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

The present placement of our shed on our property does not affect our neighbors in any way.

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: Samy Hall
Evangelist - Christs' Church Date: 8/28/23
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.



The neighbor to our south has a garage built very close to the property line.

The neighbor to our ~~east side~~ west side has a shed set very close to the property line.

(As seen behind our shed.)

Google Maps

Christ's Church



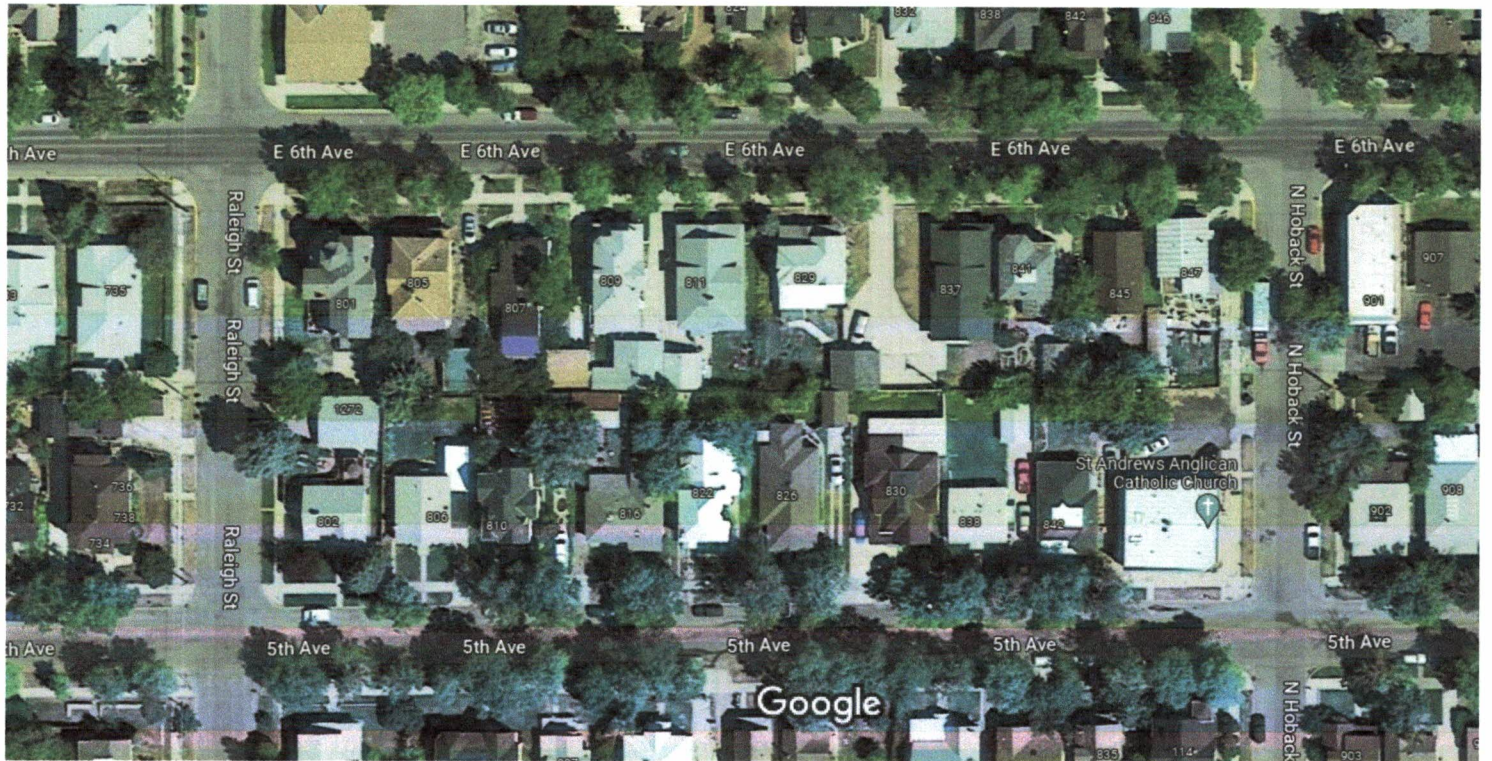
Imagery ©2023 CNES / Airbus, Maxar Technologies, U.S. Geological Survey, Map data ©2023 Google 20 ft

900 block of 5th + Sixth.

This picture from google maps shows many structures built close to the property line.

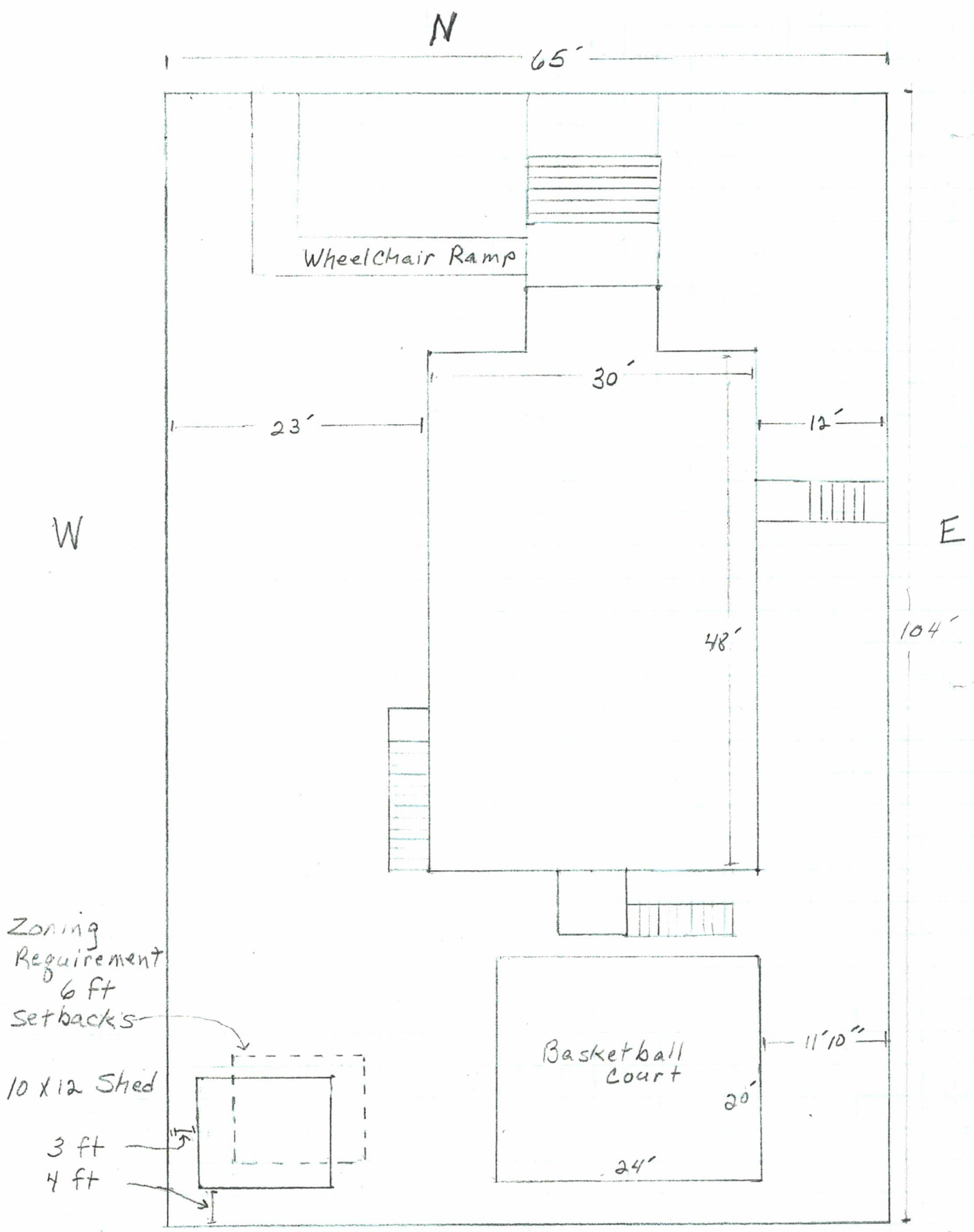
Google Maps

800 Block of 5th + 6th



Imagery ©2023 CNES / Airbus, Maxar Technologies, U.S. Geological Survey, Map data ©2023 Google 50 ft

This picture from Google maps shows many structures built on the property line or close to it.



Site Map $\square = 3'$

Know All Men by These Presents:

That THE SALVATION ARMY, a California corporation,
a corporation, organized and existing under the laws of the State of
in consideration of the sum of Twenty-Five THOUSAND and no/100 Dollars
(\$ 25,000.00) and other good and valuable consideration
, the receipt whereof is hereby admitted, does hereby grant, bargain, sell, convey
and confirm unto CHRIST'S CHURCH, an unincorporated association,

and to and assigns, FOREVER, the
following described real property, situated in the city or town of
County of Lewis and Clark State of Montana, to-wit:

East 65 feet of Lots 5 and 6, Block C of the Tietjen
Addition.

256-272 L.A.



418519

ISSUE DEPARTMENT CLERK R. MC
LEWIS & CLARK CO., MONT.

1907 JUN -3 4 26
H BOOK 7 PAGE 9792
PUT OFF RECORDED AT

BY Kathy Korang

509

TOGETHER, with all and singular the tenements, hereditaments,
and appurtenances thereto belonging or in anywise appertaining.

And the said GRANTOR hereby covenants that it will forever WARRANT and DEFEND
all right, title, and interest in and to said premises, and the quiet and peaceable possession thereof, unto
the said GRANTEE and assigns, against the
acts and deeds of said grantor, and all and every person and persons whomsoever lawfully claiming or
to claim the same.

IN WITNESS WHEREOF, said GRANTOR has caused its corporate name to be subscribed
and its corporate seal to be affixed, by its proper officers, thereunto duly authorized, on this 2ND
day of September A. D. 19 82.

ATTEST:

THE SALVATION ARMY
a California corporation

By [Signature]
VICE-President.



Amy Reeves
Lewis & Clark County Treasurer
316 N. Park Ave Rm 113
Helena, MT 59623
Phone: (406) 447-8329

K Street

YEAR 2022 REAL ESTATE STATEMENT OF TAXES PAYABLE

PROPERTY ID NO.: 23074
01-02: Tax District 01
SEC TWN RGE: 31-10 N-03 W

For internet payments
please log onto:

LewisandClarkMT.gov

For payments using
credit cards: visit our web

You will be asked for a
jurisdiction Number. This
number is 3602. You will
then be prompted for
payment information.

Property Location: 921 E 6TH AVE

BLOCK C

Valuation Type	Market Value	Taxable Value
Real Estate	83,536.00	0.00
Improvements	105,990.00	0.00
Personal Property	0.00	0.00
	189,526.00	0.00
County Mill Value:	165,110	

DELINQUENT TAXES

Total Prior Year(s)
Delinquent Tax Including
Penalty and Interest:

If Paid By:

* Additional Penalty and
Interest shall be added if
not paid by above date.

Questions?
Call 406-447-8329.

Taxpayers may pay taxes that
are delinquent at anytime if
they pay the full amount of
the delinquency. If taxpayer
wants to pay only part of their
delinquent taxes, then the
current year has to be paid
in full before they can pay a
delinquent year. Delinquent
payments must be credited to
the oldest year first.

Please review the
back of the tax bill for
Dist. Breakdown and
further information.

6906*25**G50**0.8015**1/2*****AUTO5-DIGIT 59601
CHRIST'S CHURCH
921 E 6TH AVE
HELENA MT 59601-4467



GENERAL TAX DETAIL

Levy Description	Amount
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Levy Description (Continued)	Amount
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Check # 6015
\$ 654.³³
11-9-22

Total Mill Levy: 804.14
Total General Taxes 0.00

SPECIAL ASSESSMENTS

Description	Code	1st Half	2nd Half
OT OPEN SPACE MAINT	0070	10.52	10.51
OT STREET MAINT #1	0001	195.00	195.00
OT STORM WATER UTL	0008	38.44	38.43
OT LANDFILL MONITORING	0016	9.04	9.04
OT WATER QUAL/COMM/CITY	8042A	17.58	17.58
OT URBAN FOREST MGMT	0061	19.50	19.50
OT LIGHT DISTRICT #306	0306	37.10	37.09

TOTAL 327.18 327.15
Total Taxes Due Current Year 327.18 327.15

*-Voted In **-Voted to increase ***-Voted to exceed Statutory Authority

Please fold on perforation BEFORE tearing

2022 2ND HALF PAYMENT STUB

Second Half Amount Due: **\$327.15**

Property ID Number: 23074
DUE ON OR BEFORE: 05/31/2023

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.

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.



eNoticesOnline.com
Go Paperless

AUTHORIZATION CODE
LCC-K48GNQ3C

RETURN THIS STUB WITH YOUR SECOND HALF PAYMENT TO:

If your mailing address has changed, please fill out the form on the back of your payment coupon

CHRIST'S CHURCH
921 E 6TH AVE
HELENA MT 59601-4467

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



Project Reviews

City of Helena

Project Number: ZBOA2308-005

Description: **921 E 6th Ave**

Applied: **8/28/2023**

Approved:

Site Address: **921 E 6TH AVE**

Closed:

Expired:

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

Status: **RECEIVED**

Applicant: **Larry Coll**

Parent Project:

Owner: **CHRIST'S CHURCH**

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: 2021 International Residential Code (IRC) requires one-hour fire resistive construction where structure is less than 5 feet from property line. Although the shed of 120 square feet would not need a permit, language in the IRC commentary states, "even work that does not require a permit, must be done in a manner that will comply with the code requirements. If shed is move to 3 feet and 4 feet from property line, the west and south walls will require modifications to comply with one-hour construction. Building Division can assist is provide information for construction compliance.						
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	9/25/2023	FIRE	Lou Antonick	SEE COMMENTS	
Notes: This must meet all International Building Code and International Fire Code requirements.						
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	NO COMMENT	
Notes:						
Review Group: AUTO						
8/28/2023		8/31/2023	DIRECTOR REVIEW	Christopher Brink		
Notes:						

12-30-22



CHRISTS CHURCH

Account Number: 8462121238

CHECKS

Number	Date	Amount	Number	Date	Amount	Number	Date	Amount
6012	12/02/22	\$820.30	6015 *	12/02/22	\$654.33	6017 *	12/16/22	\$30.00

* Indicates Break In Sequence

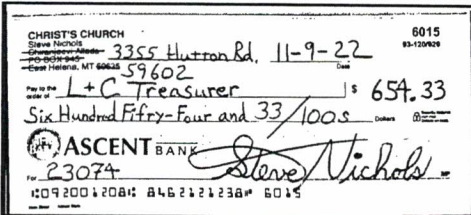
Number of Checks 3

Total Checks \$1,504.63

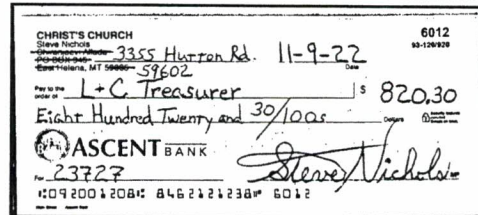
DAILY BALANCE SUMMARY

Date	Amount	Date	Amount	Date	Amount
12/02/2022	\$28,557.04	12/16/2022	\$28,747.04	12/30/2022	\$29,942.73
12/14/2022	\$28,777.04	12/27/2022	\$30,282.29		

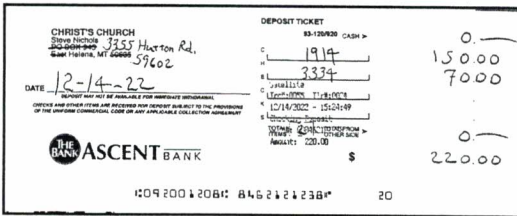
IMAGES



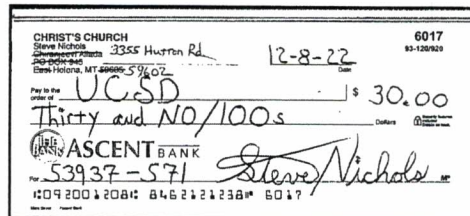
Check #6015 12/02/2022 \$654.33



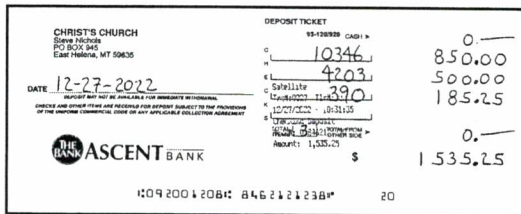
Check #6012 12/02/2022 \$820.30



12/14/2022 \$220.00



Check #6017 12/16/2022 \$30.00



12/27/2022 \$1,535.25



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Community Development Department
316 North Park Avenue, Room 445
Helena, MT 59623

: Phone: 406-447-8492
: Fax: 406-447-8460
: Email: kholland@helenamt.gov

helenamt.gov

Date: September 25, 2023

Subject: Multiple conversations with George McCauley, 926 5th Ave., regarding the zoning violation and variance request at 921 E 6th.

Conversation : Starting with a conversation about setback requirements and zoning violations I have had several in-person and phone conversations with Mr. McCauley regarding the setback requirements, zoning violation policies, and variance procedures regarding the location of the shed at 921 E 6th. Throughout these conversations Mr. McCauley has maintained his disapproval of construction that does not follow the City guidelines and procedures. He has commented that just because other similar structures have been constructed with similar setbacks without variances or City approval does not mean that the rules should not be followed.

Mr. McCauley also has concerns about the runoff from the shed and its potential impacts to his studio. He states that he has worked to improve his property to manage his runoff and does not believe that he should be potentially impacted by other properties.

Sincerely,

Kyle Holland, Planner II
Community Development Department
City-County Building
316 N. Park Ave, Rm 403
Helena, MT 59601