

RESOLUTIONS OF THE CITY OF HELENA, MONTANA

RESOLUTION NO. 19980

A RESOLUTION GRANTING A CONDITIONAL USE PERMIT TO ALLOW A GENERAL AND PROFESSIONAL SERVICES OFFICE TO BE LOCATED IN AN R-3 (RESIDENTIAL) DISTRICT IN THE CITY OF HELENA, MONTANA

WHEREAS, the Helena City Commission has before it a request to grant a conditional use permit to allow a 1,129 square-foot general and professional services office to be located on the main floor of an existing residential structure on property in an R-3 (Residential) District, which property is described as the west 28 feet of Lot 73 and all of Lot 74 in Block 9 of the Beattie Addition in the City of Helena, Montana, generally located south of 11th Avenue and east of Dakota Street, with a property address of 1101 11th Avenue in Helena, Lewis and Clark County, Montana; and

WHEREAS, the Helena City Commission finds as follows:

1. The proposed conditional use will not significantly increase risk to the public health, safety, or general welfare.

2. The proposed conditional use 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.

3. The proposed conditional use meets the requirements of subsections 11-3-5A1 and A2 of the Helena City Code, after consideration of the following factors:

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(a) Pedestrian, vehicular, and bicycle traffic;

(b) On street parking;

(c) Noise;

(d) Glare;

(e) Odor; and

(f) Type and size of structures and improvements and their relative locations on the subject property.

4. That public hearings have been held by the Zoning Commission and the City Commission after required legal notices have been given, and the public has been given an opportunity to be heard on the matter.

WHEREAS, the Zoning Commission of the City of Helena, Montana, after holding a regularly scheduled public hearing on said conditional use permit application on **November 20, 2012**, recommended that the Helena City Commission approve the described conditional use permit; and

WHEREAS, a public hearing was held on this matter at the regular City Commission meeting **at 6:00 p.m. on December 17, 2012**, in the Commission Chambers in the City-County Building.

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NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE CITY OF HELENA, MONTANA:

Section 1. A conditional use permit is hereby granted allowing a 1,129 square-foot general and professional services office to be located on the main floor of an existing residential structure on property in an R-3 (Residential) District, which property is described as the west 28 feet of Lot 73 and all of Lot 74 in Block 9 of the Beattie Addition in Helena, Montana, generally located south of 11th Avenue and east of Dakota Street, with a property address of 1101 11th Avenue, in Helena, Lewis and Clark County, Montana.

PASSED AND EFFECTIVE BY THE COMMISSION OF THE CITY OF HELENA, MONTANA, THIS 17th DAY OF DECEMBER, 2012.

/S/ James E. Smith
MAYOR

ATTEST:

/S/ Debbie Havens
CLERK OF THE COMMISSION