



CITY OF HELENA
Board of Adjustment
March 3, 2026 - 5:30 PM
Zoom Online Meeting; <https://us02web.zoom.us/j/84291939480>
Commission Chambers, City-County Building 330

Call to Order and Roll Call

Minutes

A. February 3, 2026

Regular Items

A. Public Hearing

Item 1: VAR2601-0001 - 105 N Warren Street

- A variance from Section 11-4-2 to reduce the front lot line setback along the southern property boundary from 10'-0" to 4'-0" in a R-O zoning district for the property located at 105 N. Warren St, Helena, Montana 59601 and the Geocode of 05188831246010000 and the legal description of Lots 11 in Block 39 of the Original Helena Townsite, Lewis and Clark County, Montana, as shown on the plat filed under Document No. 3283738.
- A variance from Section 11-4-2 to reduce the garage entrance setback along the western property boundary from 20'-0" to 3'-0" in a R-O zoning district for the property located at 105 N. Warren St, Helena, Montana 59601 and the Geocode of 05188831246010000 and the legal description of Lots 11 in Block 39 of the Original Helena Townsite, Lewis and Clark County, Montana, as shown on the plat filed under Document No. 3283738.
- A variance from Section 11-4-2 to reduce the front lot line setback along the western property boundary from 10'-0" to 2'-0" in a R-O zoning district for the property located at 105 N. Warren St, Helena, Montana 59601 and the Geocode of 05188831246010000 and the legal description of Lots 11 in Block 39 of the Original Helena Townsite, Lewis and Clark County, Montana, as shown on the plat filed under Document No. 3283738.

The reason for these variances is to construct a new single-family residence.

Item 2: VAR2601-0002 - 1913 Leslie Avenue

- The applicant is seeking a variance is to bring a recently installed prefabricated shed on the property into zoning compliance. This property is generally located on the south side of Leslie Avenue, between Linden Street and Joslyn Street.



Item 3: VAR2601-0003 - 405 Washington Drive

- A variance from section 11-4-2 to reduce the front lot line setback along the western property boundary in a R-2 zoning district from 10'-0" to 6'-6", for a property with the address of 405 Washington Drive, Helena, Montana, 59601, the geocode of 05188829310010000, and the legal description of The West 45 feet of Lot 16 of Block 16 of the FLOWERREE ADDITION to the City of Helena, Lewis and Clark County, Montana.

The reason for this variance is to construct an entryway addition to the home.

Public Comment

Member Communications/Announcements

- **Next scheduled meeting is April 7, 2026.**

Adjournment