



CITY OF HELENA
Board of Adjustment
April 7, 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. March 3, 2026

Regular Items

A. Public Hearing

Item 1: VAR2602-0004 – 522 1st Street

- The applicant is seeking a variance from Helena City Code Section 11-4-2(B) to reduce the side lot line setback from 8' to 4' and the garage entrance setback from 20' to 16' in an R-1 zoning district, to allow for off-street parking and to support additional housing demands. The applicant is proposing to construct a new garage/accessory dwelling unit.

Item 2: VAR2603-0005 – 1524 Gallatin Avenue

- The applicant is seeking a variance from Helena City Code Section 11-4-2 to reduce the front lot line setback from 15' to 10' in a CLM zoning district. The applicant is proposing the construction of a new mixed-use building on an irregular site. The variance would allow for better use of the site and to allow the building to move further away from the adjacent properties and structures. The proposed garage structure will remain at the minimum 20' setback required by city code.

Public Comment

Member Communications/Announcements

Adjournment