



Date: October 2, 2025

Project Narrative for Administrative Minor Subdivision Application

Applicant: Helena Area Habitat for Humanity (HFHH)

Geocode: 05-1888-19-4-20-24-0000

Location: 2215 Gold Ave

Legal Description: GRAND AVE ADDN AMEND, S19, T10 N, R03 W, BLOCK 36, Lot 12

Project Type: Administrative Minor Subdivision

Proposed Development: Residential - 2-story Duplex

Project Overview

Helena Area Habitat for Humanity (HFHH) is requesting a pre-application meeting for an administrative minor subdivision to divide an existing city lot into two separate lots. The subject property is located at 2215 Gold Avenue near the intersection of Elm Street and Gold Avenue.

The purpose of this subdivision is to facilitate the construction of a new duplex residence. Each unit will be individually platted to allow for separate ownership, consistent with HFHH's mission to provide affordable homeownership opportunities to families in the Helena area.

Proposed Development Details

- **Structure Type:** Attached Duplex (2 units total)
- **Building Configuration:** Two-story units
- **Unit Width:** Each unit will be sixteen feet wide
- **Unit Size:** Each unit will have 1088 sq ft of floor area
- **Access:** Each unit will have direct access from Gold Avenue and the rear alley
- **Parking:** Each unit will have one off-street parking area accessible via the alley and one on-street parking area located on Gold
- **Utilities:** All necessary utilities (water, sewer, electricity, etc.) will be extended to serve each individual lot and unit
- **Design Intent:** The duplex residence will be designed to complement the surrounding residential neighborhood while providing efficient, affordable housing options



Subdivision Justification

This minor subdivision is necessary to:

- Enable individual ownership of each townhome unit
- Support HFHH's affordable housing initiatives
- Align with the City of Helena's goals for infill development and increased housing availability
- Ensure compliance with local zoning and subdivision regulations

Ownership of Property

HFHH has a Buy/Sell agreement in place for the property on Gold. The current owners are listed as Tony Perpignano and Kory Kennaugh of Helena.

Conclusion

HFHH respectfully requests a pre-application meeting to discuss the development of two new affordable housing units on Gold Avenue. This project represents a meaningful investment in the Helena community and aligns with broader goals of housing accessibility and neighborhood revitalization.

ELM AVENUE

GOLD AVENUE

PROPERTY INFORMATION

CURRENT OWNER: Tony Perpignano and Kory Kennaugh
LEGAL DESCRIPTION: GRAND AVE ADDN AMEND, S19, T10 N, R03 W, BLOCK 36, Lot 12
PROPERTY TYPE: Vacant Land
ZONING: R-2
PROPOSED LEGAL DESCRIPTION: GRAND AVE ADDN AMEND, S19, T10 N, R03 W, BLOCK 36, Lot 12A AND Lot 12B

GRADING NOTES:

- 1. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES.
- 2. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING.
- 3. FINAL GRADE TO CONTAIN THE ON SITE WATER QUALITY DESIGN STORM EVENT AS DEFINED IN THE CITY OF HELENA ENGINEERING STANDARDS (5" OF PRECIPITATION)
- 4. AREAS TO BE FILLED SHALL BE CLEARED, GRUBBED TO REMOVE TREES, VEGETATION, ROOTS AND OTHER OBJECTIONABLE MATERIAL AND STRIPPED OF TOPSOIL.

LOT COVERAGE AND IMPERVIOUS SURFACES

Unit	Lot	Building	Porch	Optional Garage	Sidewalks
Unit A	3500 sf	544 sf	90 sf	336 sf	259 sf
Unit B	3500 sf	544 sf	90 sf	336 sf	259 sf
Total	7000 sf	1088 sf	180 sf	672 sf	518 sf

SITE PLAN LEGEND

- SANITARY SEWER
- WATER
- PROPERTY LINE
- SETBACK LINE
- CURB BOX
- DOWNSPOUT
- FLOW LINE
- SWALE
- TERRAIN SLOPE

Site Plan Overview

DRAWINGS PROVIDED BY:
Helena Area Habitat for Humanity
Mark Leland
406-204-7309
mark@helenahabitat.org

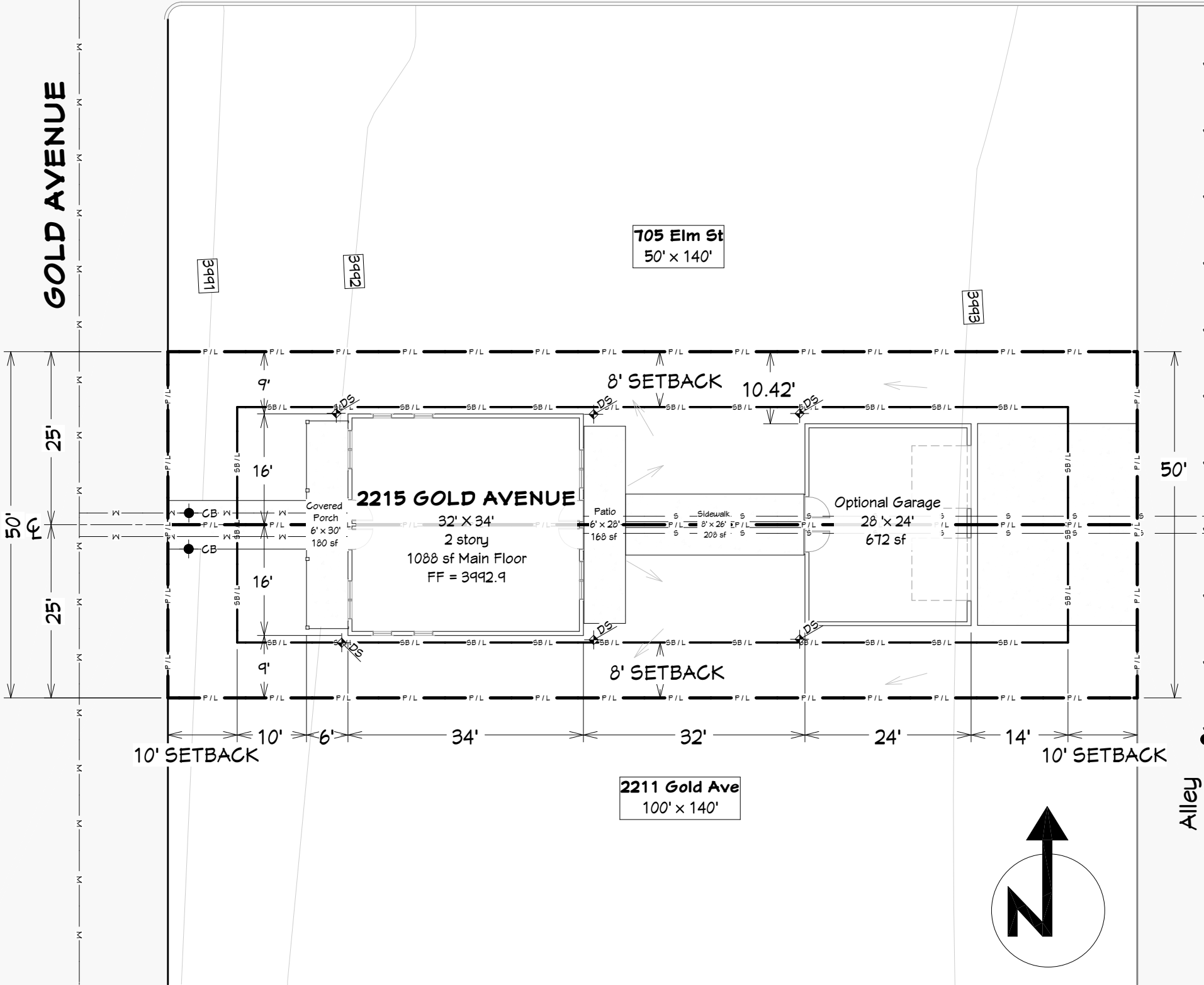
DATE:
10/9/2025

SCALE:

SHEET:

P-1

Administrative Minor Subdivision
Not for Construction



AMENDED PLAT - GOLD AVENUE TOWNHOMES MINOR SUBDIVISION

AMENDING LOT 12, BLOCK 36 OF THE GRAND AVENUE ADDITION TO HELENA, MONTANA LOCATED IN THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 10 NORTH, RANGE 3 WEST OF THE PRINCIPAL MERIDIAN, MONTANA, LEWIS AND CLARK COUNTY, MONTANA.

CREATING A TWO (2) LOT MINOR SUBDIVISION
SURVEY COMMISSIONED BY HABITAT FOR HUMANITY

CERTIFICATE OF FINAL PLAT APPROVAL:

THE CITY OF HELENA COMMUNITY DEVELOPMENT DIVISION, HELENA, MONTANA, DOES HEREBY CERTIFY THAT IT HAS EXAMINED THIS AMENDED PLAT AND HAVING FOUND THE SAME TO CONFORM TO THE LAW, APPROVES IT AND HEREBY ACCEPTS THE DEDICATIONS TO PUBLIC USE OF ANY AND ALL LANDS AS SHOWN ON THIS PLAT AS BEING DEDICATED TO SUCH USE(S). THIS THE _____ DAY OF _____ 202__.

COMMUNITY DEVELOPMENT DIVISION

CITY ENGINEER

CERTIFICATE OF COUNTY TREASURER:

I, HEREBY CERTIFY, PURSUANT TO SECTION 76-3-611 (1)(B) OF MCA, THAT ALL REAL PROPERTY TAXES AND SPECIAL ASSESSMENTS ASSESSED AND LEVIED ON THE LAND DESCRIBED ON THIS PLAT AND ENCOMPASSED BY THE AMENDED PLAT HAVE BEEN PAID.

GEO CODE: 05-1888-19-4-20-24-0000 , ASSESSMENT CODE: 0000005905

DATED THIS _____ DAY OF _____, 202__.

TREASURER, LEWIS AND CLARK COUNTY, MONTANA

CERTIFICATE OF EXAMINING LAND SURVEYOR

REVIEWED FOR ERRORS AND OMISSIONS IN CALCULATIONS AND DRAFTING THIS _____ DAY OF _____, 202__.
PURSUANT TO SECTION 76-3-611(2)(a), MCA.

EXAMINING LAND SURVEYOR
LICENSE NO. _____

LEGAL DESCRIPTION LOT 12A

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 10 NORTH, RANGE 3 WEST OF THE PRINCIPAL MERIDIAN, MONTANA, LEWIS AND CLARK COUNTY, MONTANA, BEING A PORTION OF LOT 12 OF THE GRAND AVENUE ADDITION TO HELENA, MONTANA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
Beginning at the northwest corner of Lot 12, said point being on the east right-of-way line of Gold Avenue; Thence leaving said east line N89°23'59"E, 140.07 feet to the west line of a 16 foot wide alleyway; Thence along said west line S00°39'09"E, 24.99 feet; Thence leaving said west line S89°23'30"W, 140.08 feet to the east right-of-way line of Gold Avenue; Thence along said east line N00°37'52"W, 25.01 feet to the point of beginning. Lot 12A contains 3502 square feet (0.080 acres) subject to and together with all appurtenant easements.

LEGAL DESCRIPTION LOT 12B

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 10 NORTH, RANGE 3 WEST OF THE PRINCIPAL MERIDIAN, MONTANA, LEWIS AND CLARK COUNTY, MONTANA, BEING A PORTION OF LOT 12 OF THE GRAND AVENUE ADDITION TO HELENA, MONTANA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
Beginning at the southwest corner of Lot 12, said point being on the east right-of-way line of Gold Avenue; Thence along said east line N00°37'52"W, 25.01 feet; Thence leaving said east line N89°23'30"E, 140.08 feet to the west line of a 16 foot wide alleyway; Thence along said west line S00°39'09"E, 24.99 feet; Thence leaving said west line S89°23'00"W, 140.08 feet to the point of beginning. Lot 12B contains 3502 square feet (0.080 acres) subject to and together with all appurtenant easements.

CERTIFICATE OF SURVEYOR

I, DANIEL E. DENGEL, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF MONTANA, DO HEREBY CERTIFY THAT THIS IS A TRUE REPRESENTATION OF A SURVEY MADE UNDER MY DIRECT SUPERVISION IN OCTOBER 2025.

DANIEL E. DENGEL, MONTANA REG. NO. 14733LS

Basis of Bearings
City of Helena LDP

DATUM: NAD83 (2011) (EPOCH2010.00)
PROJECTION: TRANSVERSE MERCATOR
CENTRAL MERIDIAN: W 111°57'00" (-111.95°)
PROJECT ORIGIN LATITUDE: N 46°30'00" (46.5°)
SCALE FACTOR AT CENTRAL MERIDIAN: 1.000191
FALSE NORTHING: 100,000.000 IFT (30,480m)
FALSE EASTING: 200,000.000 IFT (60,960m)

LEGEND

- SET 5/8" DIAMETER REBAR WITH YELLOW PLASTIC CAP MARKED 14733LS
- FOUND 5/8" DIAMETER REBAR
- FOUND 1/2" DIAMETER REBAR
- COMPUTATION POINT - NOTHING FOUND OR SET
- (m) MEASURED DATA THIS SURVEY
- (r1) RECORD DATA PER GRAND AVENUE ADDITION PLAT
- (r2) RECORD DATA PER CERTIFICATE OF SURVEY
- NUMBER 430645/B
- POB POINT OF BEGINNING

GOLD AVENUE 60' WIDE

NORTH 300.0' (r1)
N 00°37'52" W 300.12'(m)

50.02'(m)
50.0' (r1)

100.04'(m)
NORTH 100.0' (r1 & r2)

NOT PART OF THIS SURVEY

GODFREY
LOT 15A BLOCK 36
GRAND AVENUE ADDITION
COS 430645/B
DOCUMENT NUMBER 3423717

NOT PART OF THIS SURVEY

MALY
LOT 16A BLOCK 36
GRAND AVENUE ADDITION
COS 430645/B
MBOOK 36 PAGE 4484

ELM STREET 60' WIDE

N 89°24'58" E 140.05'(m)

COZART
LOT 11 BLOCK 36
GRAND AVENUE ADDITION
DOCUMENT NUMBER 3413493

NOT PART OF THIS SURVEY

WEST 140.0' (r1)
N 89°23'59" E 140.07'(m)

LOT 12A
3502 SQ FT
0.080 ACRES

N 89°23'30" E 140.08'(m)
WEST 140.0' (r1)

LOT 12B
3502 SQ FT
0.080 ACRES

S 89°23'00" W 140.08'(m)
WEST 140.0' (r1)

NOT PART OF THIS SURVEY

LISTOE
LOT 13 BLOCK 36
GRAND AVENUE ADDITION
COS 430645/B
DOCUMENT NUMBER 3307731

NOT PART OF THIS SURVEY

LISTOE
LOT 14 BLOCK 36
GRAND AVENUE ADDITION
COS 430645/B
DOCUMENT NUMBER 3307731

16 FOOT WIDE ALLEYWAY

S 00°39'09" E 299.91'(m)

SOUTH 100.0' (r1 & r2)
99.99'(m)

S 89°19'50" W 140.16'(m) WEST 140.0' (r1 & r2)

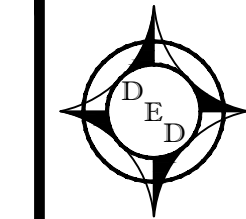
CEDAR STREET 60' WIDE
N89°19'50"E 486.65'(m)
WEST 486.10' (r1)

VILLARD AVENUE
60' WIDE

SOUTHEAST CORNER
OF BLOCK 36

0 10 20 40

SCALE: 1"=20'



DENGEL
SURVEYING

900 North Mt. Ave, Suite A-6, Helena, MT 59601
PHONE: (406) 565-0036 dan.dengel59@gmail.com

SURVEY DATE
10/08/25
JOB No.
GOLD AVENUE
DRAWING No.
GOLD AVENUE
DRAWN BY
DD

CERTIFICATE OF FILING

STATE OF MONTANA)
County of Lewis and Clark)ss

Filed for record this _____ day of _____, 20____, Helena, Montana.

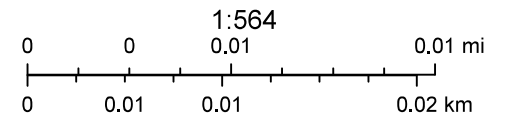
Clerk and Recorder
Lewis and Clark County, Helena, Montana

1/4	SEC	T	R
	19	10N	3W
P.M.M.; LEWIS AND CLARK COUNTY			

Vicinity Map - 2215 Gold Ave



10/2/2025, 9:04:31 AM



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Lewis and Clark County/City of Helena GIS Services, The data contained on this map are NOT the official records and may be inaccurate and incomplete! The City of Helena and Lewis &

Web AppBuilder for ArcGIS