



Planning & Development Services

Boise City Hall, 2nd Floor
150 N. Capitol Boulevard
P. O. Box 500
Boise, Idaho 83701-0500

Phone: 208/384-3830
Fax: 208/384-3753
TDD/TTY: 800/377-3529
Website: www.cityofboise.org/pds

1

MEMORANDUM

MEMO TO: Historic Preservation Commission

FROM: Julie Archambeault
Historic Preservation Planner
Boise City Planning and Development Services

RE: DRH08-00109

DATE: July 14, 2008

Project Description: PHIL GERHARDSON requests Historic Preservation approval to construct a one and a half story, single-family dwelling with detached garage on property located at 1511 N. 11th Street in an R-1CH (Single Family Residential with Historic Overlay) zone.

Project History: This project was originally heard at the May 12, 2008 hearing of the Historic Preservation Commission. The application was denied because the lot coverage, at 39.3%, was higher than the recommended lot coverage and higher than most of the other lots on the street. It was also denied because the proposed house had narrower side setbacks than many of the other properties on the street.

The applicant requested reconsideration of his application. He has cut down the size of his garage by 148 sq. ft., making the lot coverage 36.3%. His new plan does not address the side setback issues. The applicant stated that, because the house exceeds the setbacks set forth in the zoning code, further concerns regarding the setbacks were superfluous. However, the space between the buildings is a feature that is important to the historic integrity of neighborhood, and these spaces frequently exceed the setbacks required by the zoning code. That is the case in this neighborhood. Side setbacks are important to the congruousness of a project and merely meeting the zoning code requirements may not be congruous with the district.

Staff has drawn an alternate set of plans and a front elevation that narrows the house by 3' without compromising the size of any bedrooms. This set of plans is merely to illustrate a possible solution to the project's lot coverage and side setback difficulties. Narrowing the house in this way makes the footprint 1174.5 sq. ft. rather than 1296 sq. ft. It also allows the garage to be 24' x 24' with a total lot coverage of 35% or 24' x 25' with a total lot coverage of 36%

Staff has not received any information regarding the landscaping and its failure to meet the substandard lot coverage regulation.

Staff Recommendations: Because the house, with few changes, can be brought into congruousness with the lot coverage and the side setbacks of the neighborhood, and because the proposal does not address the landscaping regulation of the substandard lot code, Staff recommends denial of the reconsideration.