

DRH08-00261
Jim Valentine
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Reasoned Statement (Denial):

1. *BCC Section 2-18-11.01 A* states that the request shall be consistent with the Design Guidelines for Boise City's Historic Districts. This application is not within one of the Commercial Districts therefore this finding does not apply to this application.
2. *BCC Section 2-18-11.01 B* states the request shall be consistent with the Boise City Design Guidelines for Residential Historic Districts. The application does not comply with the residential design guidelines. Specifically, guideline 2.5.1 states additional parking spaces should be located to the rear of the property and 2.5.6 states to maintain the character of the streetscape when installing new sidewalks or driveways. Furthermore the guidelines state that it is generally inappropriate to create new curb cuts to accommodate new driveways on the street (6.1.16).
3. *BCC Section 2-18-11.01 C* states the request shall be consistent with The Secretary of the Interior's Standards for Rehabilitation, or other standards as applicable (preservation, restoration or reconstruction). This application is not consistent with the Secretary of Interior's Standards for the Treatment of Historic Properties. The proposal is inconsistent with the historic streetscape.
4. *BCC Section 2-18-11.01 D* states the request shall support the goals, objectives and policies of the Boise City Comprehensive Plan and the plans referenced therein. The application is not in compliance with the goals, objectives and policies of the Boise City Comprehensive Plan.
5. *BCC Section 2-18-11.01 E* states that based on the adopted design guidelines the request will not be incongruous with the historical, architectural, archaeological, educational or cultural aspects of the district. As the application lacks specific details regarding the proposed parking pad, congruousness cannot be ascertained.
6. *BCC Section 2-18-11.01 F* states that the request must comply with the dimensional standards and other applicable requirements of Title XI (Zoning Ordinance) including, but not limited to setbacks, height restricts and parking requirements unless the Commission finds that modifying the standards is necessary to protect the overall characteristics of the district and to comply with the adopted design guidelines. With a grant of a variance, this application complies with all of the dimensional requirements of the underlying zone as laid out in Title XI.