

Variance Application Form

PDS	Department Application
	# 122

Case #: _____

New! Type data directly into our forms.

Note: Be sure to print this form before closing it or you will lose your data. This form cannot be saved to your computer.

Property Information

Address: Street Number: 1511 Prefix: W Street Name: BANNOCK ST
Subdivision: BCOT (BOISE CITY ORIG TOWNSITE) Block: 116 Lot: 1-12 Section: 10 Township: 3N Range: 2E
*Primary Parcel Number: R1013007741 Additional Parcels: N/A

Applicant Information

*First Name: RUDY *Last Name: KADLUB
Company: PERSIMMON II, LLC *Phone: 971-250-2350
*Address: 44292 S. EL MACERO DR *City: EL MACERO *State: CA *Zip: 95618
E-mail: rudu@costapacific.com Cell: 503-314-8014 Fax: 925-938-3355

Agent/Representative Information

First Name: DANIELLE Last Name: WEAVER
Company: CSHQA Phone: 208-343-4635
Address: 250 S 5th ST. City: BOISE State: ID Zip: 83702
E-mail: danielle.weaver@cshqa.com Cell: _____ Fax: 208-343-1858
Role Type: ☒ Architect ☐ Land Developer ☐ Engineer ☐ Contractor ☐ Other

Owner Information

Same as Applicant? ☒ Yes ☐ No (If yes, leave this section blank)

First Name: _____ Last Name: _____
Company: _____ Phone: _____
Address: _____ City: _____ State: _____ Zip: _____
E-mail: _____ Cell: _____ Fax: _____

Date Received: _____
Revised 1/2010



www.cityofboise.org/pds

City of Boise Planning & Development Services
P.O. Box 500 • 150 N. Capitol Blvd • Boise, Idaho 83701-0500
Phone 208/384/3830 • Fax 208/433-5688 • TDD/TTY 800/377-3529

1. Neighborhood Meeting Held (Date): SEPTEMBER 22, 2010

2. Neighborhood Association: WEST DOWNTOWN

3. Comprehensive Planning Area: DOWNTOWN PLANNING AREA

4. This application is a request to construct, add or change the use of the property as follows:

THIS APPLICATION SERVES AS A REQUEST FOR THE CONSTRUCTION OF A FREESTANDING GROCERY STORE (BUILDING 'A'), AND THE CONSTRUCTION OF A SMALL FREESTANDING RETAIL BUILDING (BUILDING 'B'). A SECOND (FUTURE) PHASE OF THIS PROJECT REQUESTS THE CONSTRUCTION OF RESIDENTIAL UNITS WHICH WILL OFFSET THE SMALL RETAIL PORTION OF THIS PROJECT.

5. Size of property: 1.8 ☒ Acres ☐ Square Feet

6. What Ordinance standards are you requesting a variance from:

1. SETBACK ADJUSTMENTS FOR PARKING AND BUILDINGS
2. PARKING SPACE COUNTS - REQUEST ADDITIONAL PARKING ABOVE CITY OF BOISE OFF-STREET PARKING REQUIREMENTS

7. What special circumstances or conditions apply to the land or use which do not generally apply to other lands or uses in the same zone or vicinity?

THIS SITE IS INFLUENCED BY THE PEDESTRIAN CONNECTION TO THE DOWNTOWN CORRIDOR, AND THE ON-SITE TRUCK ROUTE.

8. Why is a variance necessary for the enjoyment of your rights as a property owner?

IT IS NECESSARY TO ENCROACH ON THE 10' SETBACKS TO ALLOW THE BUILDING DESIGN TO ALIGN WITH THE CITY OF BOISE'S NEW URBANISM REQUIREMENTS. THE BUILDING TYPE, GROCERY STORE, ALSO REQUIRES ADDITIONAL PARKING STALLS TO OPERATE.

9. Explain why this variance will not adversely affect the health, safety, or general welfare of the persons residing or working in the vicinity of the property.

THE LANDSCAPE BUFFERS ENHANCE BOTH THE PEDESTRIAN AND AUTOMOBILE EXPERIENCE AROUND THE SITE. THE PEDESTRIAN CONNECTION TO THE DOWNTOWN CORRIDOR AND ACROSS THE SITE ENHANCES THE NEIGHBORHOOD'S SOCIAL ASPECTS. FINALLY, THE RE-ALIGNMENT OF THE 16' PUBLIC ALLEY ACROSS THE SITE WILL DISCOURAGE THOROUGHFARE TRAFFIC AND PROVIDE SAFER PEDESTRIAN CIRCULATION.

10. Explain any hardships associated with the property that were not the result of your own actions or were not known to you prior to the purchase or development of the property.

UNKNOWN AT THIS TIME

11. Adjacent Property Information

	Building types and/or uses	Zone
North:	APARTMENT RENTALS LOW RISE OFFICE - JOHN L. SCOTT	C-2DD C-2DD
South:	RETAIL STORE LOW RISE OFFICE	C-2DD C-2DD
East:	LOW RISE OFFICE - MITCHNER INVESTMENTS RETAIL STORE - THOMPSON LAUNDRY	C-2DD C-2D
West:	MISCELLANEOUS - COMMERCIAL - MEADOW GOLD LOW RISE OFFICE (AFL-CIO)	C-2D C-2D

12. Additional comments:

[Signature]

Applicant/Representative Signature

9.23.10

Date