

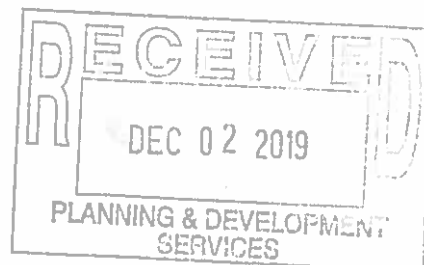
Idaho DanceSport is a dance studio and community offering Ballroom, Latin, and swing dance lessons, performance and competition opportunities, and social dancing events in Boise downtown. We specialize in International Latin, Standard Ballroom, Salsa, Bachata, swing dancing, Argentine Tango, Zouk, Kizomba, and more. Led by a professional Latin Ballroom competitor, Idaho DanceSport presents quality instruction and fosters artistic and personal growth in its community. Our passionate members inspire our classes and fuel unforgettable social dancing events in downtown Boise, Idaho. Join us and find out why we are "More than a Dance Studio". Our social dance events are held at various locations in downtown Boise such as Solid bar and grill and El Korah Shrine.

We welcome beginners as well as experienced dancers. Our group classes and private lessons fit all levels and abilities. If you want to learn to properly cater to your dance partner and create a skillful look on the dance floor, sign up today!

Hours of operation: 2 pm - 930 pm Monday through Sunday

No. Of students present in the building: 95% of the time we only have 1 to 3 individuals present in the building. Remaining 5% of the time we may have anywhere from 1 to 15 people in the building.

CUP 19-00089



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?

Applicant is proposing to use the property in its current condition, as it has existed for more than 30 years. The staff of the City Planning and Development Services is proposing that Applicant remove parking area adjacent to Orchard Street and replace it with landscaping. This is a special circumstance randomly imposed on Applicant that was not required of previous occupants of the property, including most recently a day care facility and a mixed martial arts studio.

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

Applicant has used the property as a dance instruction studio for 2 ½ years, and staff of the Planning and Development Services is now requiring significant changes to the parking area (that has existed since 1979 when the property was developed for a gas and convenience store) and the placement of landscaping in its place. Without a variance, Applicant may be forced to close his business.

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.

Without exception, the neighbors who reside and work in the vicinity support Applicant and the continuation of his business in the property (see provided petition). Neighbors specifically oppose additional landscaping that will reduce visibility for drivers attempting to turn onto Orchard Street from Albion Street.

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.

The only hardship is the one now proposed by Planning and Development Services, that the parking lot and landscaping, after existing for 30 years without controversy, suddenly be altered at Applicant's expense. Applicant proposes to use the property as it has existed for many years, and as other previous users were permitted to use the property. A variance will not change the use or appearance of the property. The selling agent specifically informed Applicant when he agreed to occupy the building in 2017 that it was appropriate and available for use as a dance instruction studio.

CUP 19-00089

