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Planning & Development Services

September 20, 2016

Larry & Arlene O'Leary
2610 W. Irene Street
Boise, ID 83702

Re: Appeal Received & Scheduled / ROS16-00059 / 1915 N. 26th Street

Dear Appellant(s):

This letter is to inform you of the action taken by the Boise City Planning and Zoning Commission on your appeal of the Planning Director's approval of a record of survey to consolidate two parcels located in an R-1C (Single Family Residential) zone.

The Boise City Planning and Zoning Commission, at their meeting of **September 19, 2016**, denied your appeal and upheld the Planning Director's decision based on the attached Reasons for the Decision.

This decision may be appealed to the Boise City Council. This appeal must be filed with the Boise City Planning and Development Services Department within ten (10) days of the date of this denial. The Appeal must be written, accompanied by the appropriate fee, and submitted to the Boise City Planning and Development Services Department prior to the deadline set forth herein. Appeal Application forms are available in the Planning Department. The appeal must be submitted by **5:00 P.M., September 29, 2016**.

If you have any questions, please contact me at (208) 384-3739.

Sincerely,

Céline Acord
Associate Planner
Boise City Planning and Development Services

CL/tt

cc: Nathan Dang / Accurate Surveying and Mapping / nathan@accuratesurveyors.com (sent via email)
James McColly / 1915 N. 26th Street Boise, ID 83702 / jamesmccolly@msn.com (sent via email)

Reason for Decision

The proposed parcel consolidation will be combining two existing, contiguous parcels and creating one buildable parcel which will meet the dimensional standards for a lot within the R-1C (Single Family Residential) zone. The rear property line is not being altered, therefore the non-conforming setback can remain non-conforming. Additionally, the historical dispute between neighbors is considered a civil matter. This does not show an error in the Planning Director's decision.