



# 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](http://www.cityofboise.org/pds)

## Planning Division Transmittal

**File Number:** CVA08-00023      **Hearing Date:** 06/09/08  
**X-Ref:** CAA08-00063 & DRH08-00091      **Hearing Body:** Planning and Zoning Commission  
**Address:** 1901 S SHOSHONE STREET      **Transmittal Date:** 05/14/08  
**Applicant:** ANDY THOMPSON

- Submit comments at least **10 Calendar Days** prior to the hearing date listed above so your comments can be included in the staff report. For Staff Levels, please comment within **7 Calendar Days** of the transmittal date.
- If responding by e-mail, please send comments to [PDSTransmittals@cityofboise.org](mailto:PDSTransmittals@cityofboise.org) and put the file number in the subject line.
- Paper copies are available on request. Please call 384-3830 and have the file number available. If you encounter problems with the electronic transmittals or want to provide feedback, please call 384-3830.

### Boise City

- Police-Curt Crum
- Fire-Mark Senteno
- Public Works-(3)
- Public Works-Environmental
- Public Works-Barbara Edney
- Public Works-Jim Wyllie
- Public Works-Terry Records
- Parks-Cheyne Weston
- Forestry-Margie Miracle
- City Clerk-Susan Churchman
- Airport-(3)
- Library-Kevin Booe
- DFA-James Thomas
- Parking Control-Stu Prince
- Legal-Mary Elizabeth Watson
- PDS-Subdivisions-Dave Abo
- PDS-Permit Plan
- PDS-Kathleen/Stacey

### Ada County

- ACHD-(3)
- Commissioners-(3)
- Sheriff Dispatch
- Development Services
- COMPASS-Ryan Head
- Parks & Waterways-Pat Beale

### Idaho State

- Transportation District III-(2)
- Division of Public Works
- Dept. of Water Resources
- Historical Society
- Fish & Game (Region III)
- Dept. of Lands-(2)
- Dept. of Parks & Recreation
- DEQ

### Federal

- BLM-(2)
- Fish & Wildlife Service
- EPA
- Army Corp of Engineers

### Schools

- Boise School District
- Meridian School District
- Boise State University

### Sewer Districts

- West Boise Sewer
- Northwest Boise Sewer
- Bench Sewer

### Utilities

- Idaho Power
- Qwest Communications
- United Water
- Chevron Pipeline-(2)
- Capitol Water Corporation

### Irrigation Districts

- Nampa & Meridian
- New York Irrigation
- Boise City Canal
- Boise Valley
- South Boise Water Co.
- S. Boise Mutual Irrigation Co.
- Bureau of Reclamation
- Board of Control
- Drainage District # \_\_\_\_\_
- Other \_\_\_\_\_

### Miscellaneous

- CCDC-(2)
- Union Pacific Railroad
- Central District Health
- City of Garden City
- City of Meridian
- City of Eagle
- Valley Reg. Transit-Kelli Fairless
- Warm Springs Historic District
- Other \_\_\_\_\_

### Neighborhood Associations

- Boise Heights
- Borah
- Central-Beneh
- Central Foothills
- Central Rim
- Collister
- Depot Bench
- Downtown
- East End
- Harrison Boulevard
- Harris Ranch
- Highlands
- Hillcrest
- Maple Grove - Franklin
- Mesa
- Morris Hill
- North End
- Northwest
- Pierce Park
- Pioneer
- Quail Ridge
- Riverland East
- South Boise Village
- South East
- Stewart Gulch
- Sunrise Rim
- Sunset
- SW Ada County Alliance
- Veterans Park
- Vista
- Warm Springs Estates
- West Bench
- West Cloverdale
- West Downtown
- West Valley
- Winstead Park



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## Variance Application

This box for office use only

File #: CVA08 00023 Fee: 349.<sup>00</sup>

Cross Referenced File(s): CAA08-00063 } APPROVED  
DRH08-00091 Zone(s): R-1C

Are Pre-Application materials attached?  Yes  No

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

VARIANCE TO 15' STREET SETBACK PER DUPLEX ORDINANCE  
TO ALLOW FOR SETBACKS (12') PER SUBSTANDARD LOT  
DESIGN REVIEW ORDINANCE

## Pre-Application Conference/Submittal Information

A pre-application conference with staff and pre-application neighborhood meeting are required prior to the submittal of this application. Contact a Procedures Analyst at 384-3830 for details.

## Applicant Information

Applicant: ANDY THOMPSON Phone: 713.1072  
 Owner  Purchaser  Lessee

Applicant's Address: 6518 CHESHIRE Zip: 83709

Agent/Representative: PLACE! Inc. EVELYN GRIME Phone: 412.2600

Agent/Representative's Address: 100 MAIN ST. No. 201 Zip: 83702

Contact Person (if different from above): evelyn@design4place.com Phone: 422.0121

Address and Location of Property: 1901 SHOSHONE  
Mapping Division must initial here CP to signify address verification.

## Property Information

Property Description (either Lot, Block and Subdivision name or recorded deed with metes and bounds description):

LOT 27 & 28; BLOCK 28 EAGLESON

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Parcel Number: R 2024303383

Quarter: \_\_\_\_\_ Section: 21 Township: \_\_\_\_\_ Range: 2E

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CVA 08 00023

## Development Information

1. Size of Property: 6875 Square Feet, or .16 Acres

2. What Ordinance standards are you requesting a variance from?

DUPLEX REVIEW REQUIRES A MINIMUM 15' STREET/FRONT  
YARD SETBACK. CONFLICT WITH ALLOWANCE OF 12' SETBACK  
UNDER SUBSTANDARD LOT DESIGN REVIEW. REQUESTING  
SUBSTANDARD DESIGN REVIEW SETBACK ALLOWANCE.

3. On what street(s) does the property have frontage?

SHOSHONE AND SPAULDING - RIGHT OF WAY  
IS IMPROVED WITH CURB, SIDEWALK PLUS LANDSCAPED  
AREAS OF SIGNIFICANT WIDTH.

SHOSHONE ± 14' LANDSCAPE WIDTH: PROPERTY LINE TO SIDEWALK  
SPAULDING ± 10' LANDSCAPE WIDTH: PROPERTY LINE TO SIDEWALK

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

THE SURROUNDING PROPERTIES - WEST, NORTH AND SOUTH  
HAVE ALL BEEN DEVELOPED WITH STREET FACING SETBACKS  
AT 12 FEET OR LESS. ALLOWING PORTIONS OF THE NEW  
HOMES AT 12' SETBACK MEETS EXISTING CONTEXT AND

5. Why is a variance necessary for the enjoyment of your rights as a property owner? (If your property can reasonably be developed in the land zone in which said property is situated, you are probably not being deprived of the enjoyment of any substantial property right).

THE VARIANCE WOULD ONLY BE TO DEVELOPMENT  
PORTION OF APPROVED APPLICATIONS. THE VARIANCE DOES  
NOT ALLOW A REDUCTION OR CHANGE TO REQUIREMENTS  
OF SUBSTANDARD D.R. ORDINANCE. THE VARIANCE  
ALLOWS FOR THE STRONGER ARTICULATION OF STREET  
FACING ARCHITECTURE AND MEETS THE HIGHER  
DESIGN STANDARDS FOR NEW INFILL PROJECTS

6. Why will this variance not adversely affect the health, safety, or general welfare of the persons residing or working in the vicinity of the property involved in the application?

IF THE PROJECT WERE REVIEWED BY THE SUBSTANDARD ORDINANCE - ALL REQUIREMENTS WOULD BE MET. THIS COMBINED WITH EXISTING NEIGHBORHOOD CONTEXT ILLUSTRATE NO ADVERSE AFFECTS FROM VARIANCE

7. Explain any hardships that were not the result of your own actions or which were not known to you prior to the purchase and/or development of the subject property.

HARDSHIP STEMS FROM CONFLICT OF DUPLEX CODE AND SUBSTANDARD D.P. : SPECIAL CIRCUMSTANCE - SUPPORT OF VARIANCE SUPPORTS DESIGN STANDARDS

8. List adjacent property uses and current zoning.

North:	2 HOMES ON INDIVIDUAL SUBSTANDARD LOTS	Zone:	R-1C
South:	DUPLEX 1 STORY	Zone:	R-1C
East:	SINGLE FAMILY 1 STORY	Zone:	R-1C
West:	SINGLE FAMILY & SUBSTANDARD LOT DEVELOPMENT 1 1/2 STORY 2 LOTS	Zone:	R-1C

9. Any additional comments?

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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John Quinn PLACE! Inc.  
Signature Applicant/Representative

May 12, 2008  
Date

CVA 08 00023

(submittal date per H&S)

12 May 2008  
Variance Application – Hearing Examiner  
1901 Shoshone  
Boise, Idaho


Project Letter  
Vista Neighborhood Association  
Zone: R-1C  
Two Original Lots of Record

RE: 1901 Shoshone – Variance Application  
Request for Substandard Design Code Setbacks to apply, variance to street setback requirement of Duplex Code analysis. CAA08-00063 + DRH08-00091 have been approved for this property.

Dear Planning Staff:

We are submitting an application with the City of Boise to gain approval for constructing two new homes on the property at 1901 Shoshone as shown in our original design. The original design utilizes reduced setbacks as allowed under the substandard ordinance (design review). Included is an aerial map study that further illustrates the block context and relationships of setbacks with surrounding homes. With the substandard lot allowed setback of 12 feet, portions of the two street facing facades would be 22 feet and 26 feet from existing sidewalk.

With Best Regards –

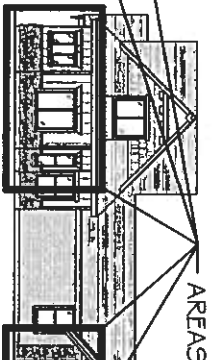
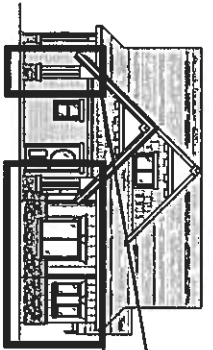
Evelyn Grime   
PLACE! Inc. design + planning  
100 Main Street No. 201  
Boise, ID 83702  
208.412.2600 direct  
Off 422.0180  
Fax 422.0181

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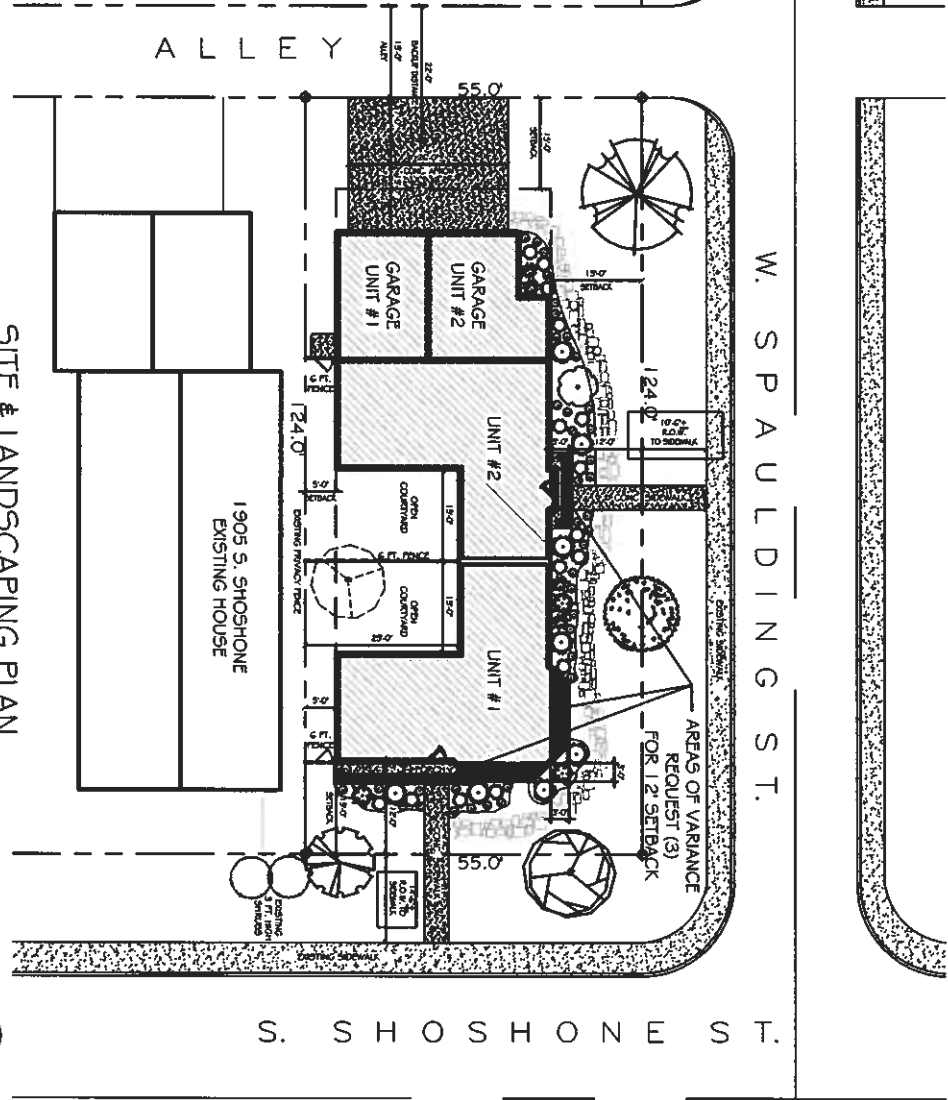
SHOSHONE & SPAULDING  
STREETSCAPE ELEVATIONS

SCALE: 1/8" = 1'-0"



AREAS OF VARIANCE REQUEST

PLANT TYPE	SIZE	QTY
1.0	1' dia.	1
2.0	2' dia.	4
3.0	3' dia.	4
4.0	4' dia.	4
5.0	5' dia.	4
6.0	6' dia.	4
7.0	7' dia.	4
8.0	8' dia.	4
9.0	9' dia.	4
10.0	10' dia.	4
11.0	11' dia.	4
12.0	12' dia.	4
13.0	13' dia.	4
14.0	14' dia.	4
15.0	15' dia.	4
16.0	16' dia.	4
17.0	17' dia.	4
18.0	18' dia.	4
19.0	19' dia.	4
20.0	20' dia.	4



SITE & LANDSCAPING PLAN  
SCALE: 1" = 20'-0"

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VARIANCE APPLICATION

DATE	12 MAY 2008
BY	AS NOTED
SCALE	AS NOTED
PROJECT	07037
NO.	A1.0

1901 S. SHOSHONE ST. - DUO COTTAGES  
ANDY THOMPSON  
208.713.1072

PLACE! design + planning  
EVELYN GRIME  
100 WEST MAIN STREET, SUITE #201  
BOISE, IDAHO 83702  
208.422.0180 (FAX) 208.422.0181  
evelyn@design4place.com

SITE PLAN - COVER

CVA 08 00023

