



## PLANNING AND DEVELOPMENT SERVICES

MAYOR: David H. Bieter | DIRECTOR: Derick O'Neill

August 11, 2017

Tyson & Janelle Wise  
1108 E. Lewis Street  
Boise, ID 83712

**Re: SOS17-00012 / 1109 E. Warm Springs Avenue**

Dear Mr. & Mrs. Wise:

This letter is to inform you of the action taken by the Boise City Planning and Zoning Commission on your request for a waiver of Development Code Requirement to construct sidewalk along E. Lewis Street and S. Walnut Avenue as a condition of approval for a Record of Survey for a Property Line Adjustment in the R-1CH (Single Family Residential – 8 DU/Acre with Historic Overlay) and R-2H (Medium Density Residential with Historic Overlay) zones.

The Commission at their meeting of **August 7, 2017, approved** your request subject to compliance with the attached Reasons for the Decision.

May we also take this opportunity to inform you of the following:

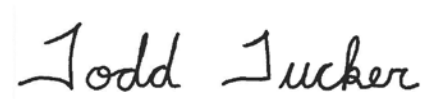
1. This approval will not take effect until after the appeal period has lapsed.
2. The decision of the Boise City Planning and Zoning Commission may be appealed to City Council within ten (10) calendar days from the issuance of this decision. The appeal must be written, accompanied by the appropriate fee, and submitted to the Planning and Development Services Department prior to the deadline set forth herein. Appeal application forms are available in the Planning Department or online under Applications at:

<http://pds.cityofboise.org/> or <http://pds.cityofboise.org/home/documents/apps/100/>

3. All appeals of this permit must be filed by **5:00 P.M., on August 17, 2017.**

If you have any questions, please contact me at (208) 608-7089.

Sincerely,

A handwritten signature in black ink that reads "Todd Tucker". The signature is written in a cursive style with a large, prominent "T" at the beginning.

Todd Tucker  
Senior Planner, Current Planning and Subdivisions  
Boise City Planning and Development Services

TT/tt

cc: Colleen Marks / Marks Land Surveying, Inc. / [cmarks@markslandsurveying.com](mailto:cmarks@markslandsurveying.com) (sent via email)



## Reason for the Decision

The requirement for constructing new sidewalk on the east side of Walnut Street and the north side of Lewis Street would result in a substantial hardship. Granting of the waiver would not diminish the quality of the surrounding neighborhood. Conformity with the Comprehensive Plan is not lost as *Policy ES6.1* calls for preserving landscaping that shades the public right-of-way. The construction of sidewalk along Walnut Street will require the removal of numerous mature trees.

