APPLICATION FOR VARIANCE
City of Caldwell Planning and Zoning Department
621 E. Cleveland Blvd., Caldwell, ID 83605
Phone: (208) 455-3021

PROPERTY OWNER: Earl Priest
PHONE: (208) 459-6351

PROPERTY OWNER ADDRESS: 412 W Simplot Blvd. City, State, Zip: Caldwell, ID 83605

*PROPERTY OWNER EMAIL: earl@priestlectric.com
(*Requested so we may email the property owner our Staff Report)

DEVELOPER NAME: 
PHONE:

DEVELOPER ADDRESS: 
City, State, Zip:

*DEVELOPER EMAIL: 
(*Requested so we may email the developer our Staff Report)

ENG/SURV/PLANNER NAME: Jon Chatfield, Chatfield Architecture
PHONE: (208) 921-9220

ENG/SURV/PLANNER ADDRESS: 1911 Montclair Drive City, State, Zip: Boise, ID 83702

*ENG/SURV/PLANNER EMAIL: jon@chatfieldarchitecture.com
(*Requested so we may email the engineer/surv/planner our Staff Report)

SITE PARCEL #: R
(The R number is the tax ID number and is obtained from the county assessor’s office)

SITE ADDRESS: 412 W Simplot Blvd, Caldwell, ID 83605

TOTAL # OF ACRES OF SITE: 1.363 CURRENT ZONE DESIGNATION: M1

I understand this application shall not be considered complete (nor shall a hearing date be scheduled) until all required information has been submitted and said information has been verified by the Senior Planner. All the information, statements, attachments and exhibits transmitted with this application are true to the best of my knowledge.

PROPERTY OWNER SIGNATURE ___________________________ DATE 2/4/18

DEVELOPER SIGNATURE ___________________________ DATE

ENG/SURV/PLANNER SIGNATURE ___________________________ DATE 02/05/2018

FOR OFFICE USE ONLY

FEES: $875.75 Date Received: __________ Received by: __________ Verification of Completeness By: __________ Date: __________

TOO- MAR-18-01

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APPLICATION FOR VARIANCE

Variance allowed under Section 10-03-05

Please check one (1) of the following: (a separate application is required for each variance request)

☐ Minimum lot area (square feet)
☐ Minimum lot width
☐ Minimum lot frontage
☒ Minimum front yard setback
☐ Minimum rear yard setback
☐ Minimum interior side yard setback
☐ Minimum street side yard setback
☐ Maximum building height
☐ Minimum required parking spaces
☐ Any other zoning ordinance provision affecting the size or shape of a structure or building or the placement of a structure or building upon a lot, or the size of lots (please note this pertains only to items in the zoning ordinance and no other ordinance). Specify: ____________________________

Please have the Senior Planner verify that the request can be processed as a Variance under Section 10-03-05.

__________________________________  ________________________
Senior Planner  Date
1. PLEASE LIST THE ORDINANCE STANDARD FOR WHICH A VARIANCE IS BEING REQUESTED (each variance requested requires a separate application):
   Required Standard: 10-02-03 Table 2 FF Setback in M1 Zone
   Requested Variance: ________________________________

2. EXPLAIN THE UNDUE HARDSHIP BASED UPON CHARACTERISTICS OF THE SITE (size, location, configuration or dimensions of the site; or topographic or other physical site conditions which render the site unique from adjoining properties):

   Priest Electric is requesting a variance to construct a 10'-0" x 16'-6" expansion on the south side of their existing building. The expansion will encroach into the 20' front yard setback approximately 7'-3". Priest Electric's hardship stems from its' insurance company requiring them to install a paint booth. The existing building is fitted with a large industrial overhead crane on tracks to move heavy electric motors during different stages of repair; one of those stages is repainting. The paint booth must be located near the crane, so the electric motors can be lifted into place. With the need to have the paint booth under the crane the only practical solution is for a small building expansion to house the paint booth. Other areas of the building and site were considered to avoid this Variance Application, but the paint booth must have direct access to the crane in order to function. The electric motors are to heavy to be transported without the assistance of the crane.

3. EXPLAIN WHY THE GRANTING OF THE VARIANCE WOULD NOT CONSTITUTE A RIGHT OR SPECIAL PRIVILEGE:

   Priest Electric's unique situation of needing to expand into the setback is the only practical solution to solve this problem. We have explored locating the paint booth in other areas of the building, but access to the existing crane is necessary to move the large electric motors into place. There would be no right or special privilege as the business has no other practical options to exercise.

4. EXPLAIN WHY THE GRANTING OF THE VARIANCE IS NOT IN CONFLICT WITH THE PUBLIC INTEREST:

   Access to public parking and to the business's front door is on the west side and will not be affected; the area to the south is not used by the public and rarely used by Priest Electric. The expansion is only 160 SF and will not effect the use of the sidewalk or the public's use of Simplot Blvd.

5. WILL GRANTING OF THE VARIANCE BE INJURIOUS TO THE PROPERTY OR IMPROVEMENTS OF ADJACENT PROPERTY OWNERS OR INTERFERE WITH THE ENJOYMENT OF SUCH PROPERTY OR IMPROVEMENTS THEREON? ☐ Yes ☒ No

   Why or why no: The 160 SF addition is located in the middled of the site, with no impact on adjoining properties. The addition is not located near any other property.

6. EXPLAIN WHY GRANTING THE VARIANCE WILL NOT BE MATERIALLY DETRIMENTAL TO THE PUBLIC HEALTH, SAFETY, OR WELFARE:

   As mentioned earlier access to the site and parking occur on the west side of the building, the public does not use this area; 160 SF addition will not effect the public in anyway. The existing building already has a grandfathered portion of the building withing a few feet of the property line (Simplot Blvd. has expanded over the years and encroached on Priest Electric's building.) We feel this small addition will not be detrimental to anyone and will allow Priest Electric's business to continue to contribute to Caldwell's economy.
The following attachments MUST accompany this application or the application will not be accepted:

1. Site Plan – must show all property lines, dimensions of all property lines, existing buildings or, existing fencing, proposed fencing if any, approaches.
2. Copy of all pages of the recorded deed for the site
3. Completed Neighborhood Meeting form.
4. Application Fee (checks payable to City of Caldwell. Please ask the Senior Planner for the correct application fee).