

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@priestelectric.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)

Architect:
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 Earl Priest DATE 2/6/18

DEVELOPER SIGNATURE _____ DATE _____

ENG/SURV/PLANNER SIGNATURE Jon Chatfield DATE 02/05/2018

FOR OFFICE USE ONLY
FEES: \$ 675.48 Date Received: 2/6/18 Received by: [Signature] Verification of Completeness By: _____ Date: _____

VAR-18-01

APPLICATION FOR VARIANCE

Variations 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

PLEASE ANSWER THE FOLLOWING QUESTIONS IN DETAIL. PLEASE ATTACH ADDITIONAL SHEETS IF NECESSARY.

- 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 too 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 middle 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 within 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:

Developer
Initials

P&Z
Verified

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).



SITE PLAN
DATE: 10/15/18



- GENERAL NOTES SITE PLAN:**
- A. BEFORE PROCEEDING TO TAKE OUT THE WORK KEYWAY ABOUT BEGAINING SHOWING OR COMMENCEMENT IN RELATION TO THE PROPERTY DISCLOSED NOTIFY ARCHITECT IMMEDIATELY.
 - B. BEFORE AVOID SURETIES OR PROFESSIONAL LIABILITY TO LAW OUT OF THE WORK KEYWAY ACCEPTED SURETIES AND FINANCIAL.
 - C. ALL OTHER INFORMATION AND CONTINGENT TO BE SHOWN AS NEEDED TO OBTAIN EACH ELEMENT OF PROJECT.
 - D. ESTABLISH LIMITS OF USE OF PROJECT WITH PROPERTY OWNER'S OWNER.
 - E. ESTABLISH DIMENSIONS WITH TOLERANCES INDICATED. DO NOT SCALE DIMENSIONS TO OBTAIN DIMENSIONS.
 - F. THE NUMBER OF EACH OF LINES AND LEVELS TO WHICH THE WORK KEYWAY IS TO BE APPLIED.
 - G. CHECK THE LOCATION, LEVEL, AND PLUMB OF EVERY MAJOR ELEMENT AS THE WORK PROGRESSES.
 - H. LOCATE AND MARK OUT CONTROL LINES AND LEVELS FOR THE WORK KEYWAY. THESE SHOULD BE MARKED AND SET FOR THE WORK KEYWAY. THESE SHOULD BE MARKED AND SET FOR THE WORK KEYWAY. THESE SHOULD BE MARKED AND SET FOR THE WORK KEYWAY.
 - I. CHECK THE LOCATION, LEVEL, AND PLUMB OF EVERY MAJOR ELEMENT AS THE WORK PROGRESSES.

KEY NOTES: #

1. XXX

ARCHITECT

CHATFIELD
ARCHITECTURE
1111 UNIVERSITY BLVD. SUITE 200 | DENVER, CO 80202

NOT FOR CONSTRUCTION

CONSULTANT

PROJECT NUMBER: 412 W. SIMPLOT BLVD
PROJECT NAME: EARL PRIEST
OWNER: EARL PRIEST
ADDRESS: 412 W. SIMPLOT BLVD, CALDWELL, ID 83805

REVISIONS:

MARK	DATE	DESCRIPTION

SCHEMATIC

PROJECT NUMBER	1142
PROJECT ADDRESS	1 CORNER
DESIGN	1 CORNER
EXHIBIT	1 CORNER
SHEET NAME	SITE PLAN

A001.1

REDATE: 02.05.2018