



CITY OF Caldwell, Idaho

RECEIVED 7/8/20

Planning & Zoning

HEARING REVIEW APPLICATION

Type of Review Requested (check all that apply)

- Annexation/Deannexation
Appeal/Amendment
Comprehensive Plan Map Change
Design Review
Ordinance Amendment
Rezone
Special Use Permit
Subdivision- Preliminary Plat
Subdivision- Final Plat
Subdivision- Short Plat
Time Extension
Variance
Other

STAFF USE ONLY:

File number(s): VAR-20-01
Project name: 1119-1121 Airport
Date filed: 7/8/20 Date complete:
Related files:

1) 4125
2) 5250

Subject Property Information

Address: 1119-1121 Airport Parcel Number(s): R0534900000
Subdivision: Parkside 3rd addn Block: 8 Lot: 11 Acreage: .21 Zoning: R-2
Prior Use of the Property: duplex
Proposed Use of the Property: 2 town houses

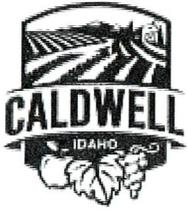
Applicant Information:

Applicant Name: Dennis Boyd Phone: 208-371-3361
Address: 1408 N Middleton Rd City: Nampa State: Id Zip: 83651
Email: dennisboyd@gmail.com Cell: 208-371-3361
Owner Name: Dennis Boyd Phone:
Address: City: State: Zip:
Email: Cell:
Agent Name: (e.g., architect, engineer, developer, representative) None yet
Address: City: State: Zip:
Email: Cell:

Authorization

Print applicant name: DENNIS BOYD
Applicant Signature: Dennis Boyd Date: 7/8/2020

AI



CITY OF
Caldwell, Idaho

Planning & Zoning

VARIANCE

Project Name: <i>Town house Conversion</i>	File #: <i>VAR-2001</i>
Applicant/Agent: <i>Dennis Boyd</i>	

Applicant (v)	Please provide the following REQUIRED documentation:	Staff (v)
	Completed and signed Hearing Review Application	✓
	Narrative fully describing the request, including the following: <ul style="list-style-type: none"> ➤ Specific city code ordinance standard for the variance ➤ Reasons for the variance and the undue hardship ➤ Site-specific limitations and/or impediments on the property creating the undue hardship ➤ Any other pertinent information to the request. Please remember the applicant has the burden of proof to show why their request should be granted 	
	Warranty deed for the subject property	✓
	Signed Property Owner Acknowledgement (if applicable)	✓
	Vicinity map, showing the location of the subject property	✓
	Neighborhood Meeting sign-in sheet	✓
	All of the above items shall be submitted in 8 ½ x 11 paper format AND in electronic format (preferably PDF or Word) on either a jump drive or CD. Please be aware the jump drive or CD will become part of the file and will not be returned	✓
	Fee	

Variance Being Requested Please check one of the following:

<input checked="" type="checkbox"/> Minimum Lot Area (square feet) <input type="checkbox"/> Minimum Lot Width <input type="checkbox"/> Minimum Lot Frontage <input type="checkbox"/> Minimum front yard setback <input type="checkbox"/> Minimum rear yard setback <input type="checkbox"/> Minimum interior side yard setback <input type="checkbox"/> Minimum street side yard setback	<input type="checkbox"/> Maximum building height <input type="checkbox"/> Minimum required parking spaces <input type="checkbox"/> Any other zoning ordinance provision affecting the size or shape of a structure, building, placement of structure or building upon a lot, or size of the lot. Please specify: <hr/>
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STAFF USE ONLY:

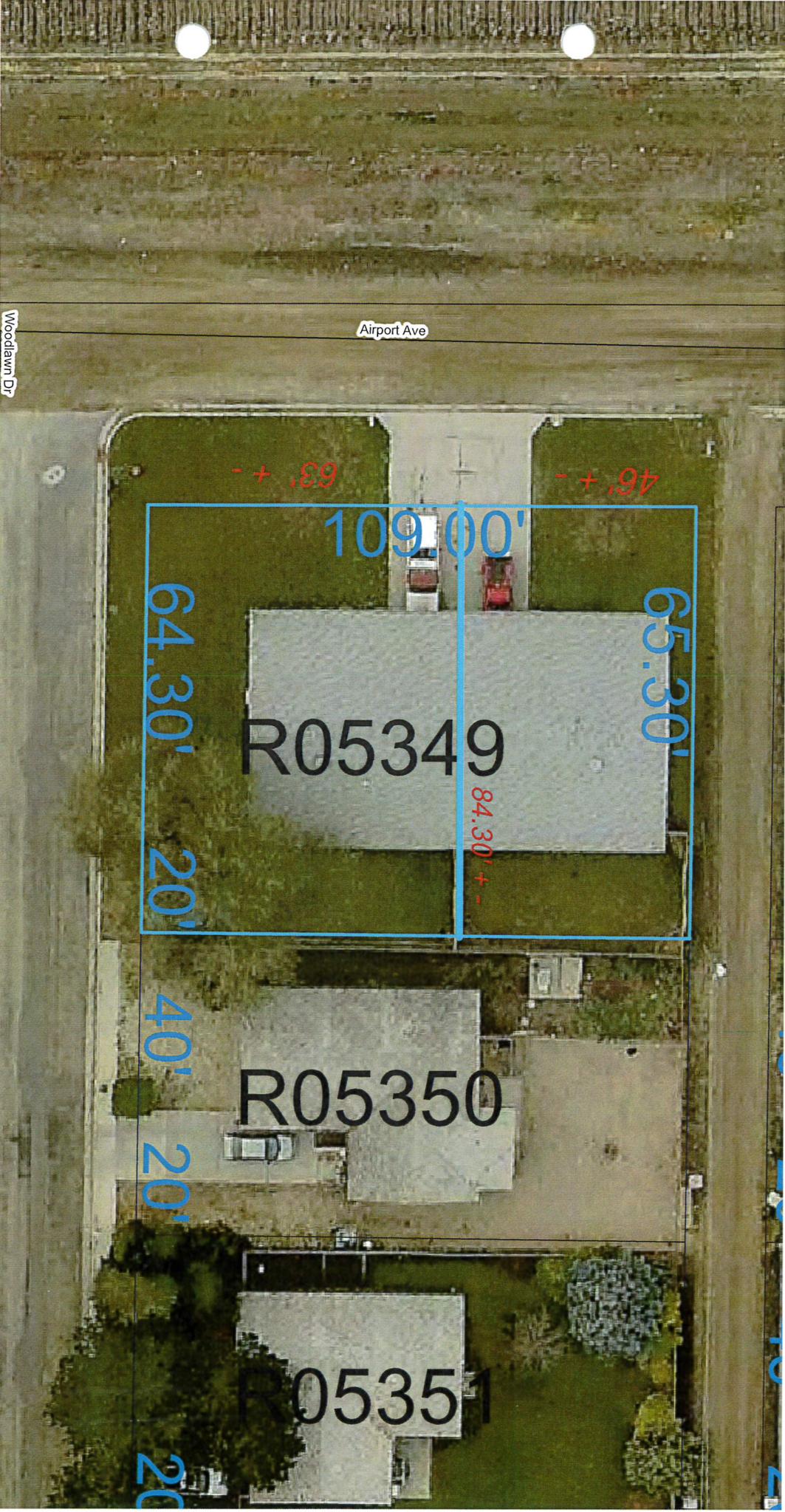
Date Application Received: 7/8/2020

Received by: VC

Proposed Hearing Date: PZ 8/11/20

Hearing Body: PZ

AI



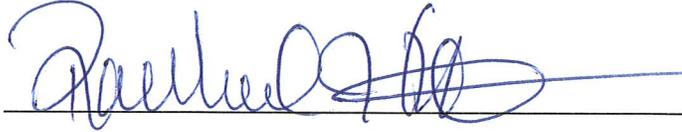
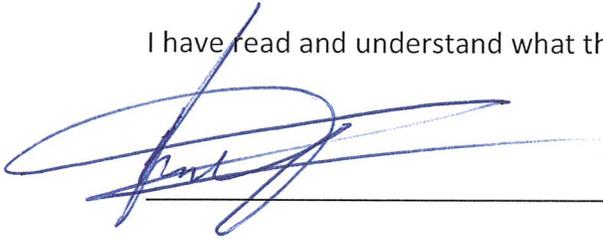
A3

Duplex to townhouse conversion

As the owner of 1119-1121 Airport I am applying for a variance to convert from a duplex to two townhouses. Changes to take place are as follows:

1. Approval needed to divide the property into two separate zero lot line units as noted in attached aerial picture of subject property.
2. A recorded survey to describe the new legals
3. Each of the units to have their own utility hookups.
4. A two hour fire wall between the two units.

I have read and understand what the townhouse conversion involves



Check one of the boxes

I have no opposition to the property being split into two townhomes



I am opposed to the property being split.



Comments

This is from my meeting with Rodolfo + Rachael Guerrero owners of 322 Woodlawn Drive.

A5



5680 E. Franklin Rd., Ste. 250
Nampa, ID 83687

ELECTRONICALLY RECORDED-DO NOT
REMOVE THE COUNTY STAMPED FIRST
PAGE AS IT IS NOW INCORPORATED AS
PART OF THE ORIGINAL DOCUMENT

2020-030120
RECORDED
06/05/2020 02:07 PM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=1 PBRIDGES \$15.00
TYPE: DEED
PIONEER TITLE CANYON - CALDWELL
ELECTRONICALLY RECORDED

File No. 725298 CA/SM

WARRANTY DEED

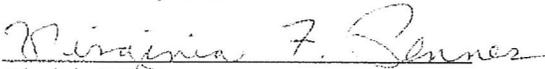
For Value Received Virginia F. Penner, an unmarried woman
hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

Dennis Boyd, a married man ~~as his sole and separate property~~
hereinafter referred to as Grantee, whose current address is 1408 N. Middleton Rd Nampa, ID 83651
The following described premises, to-wit:

All of Lot 11 and the West 20 feet of Lot 12, Block 8, THIRD PARKSIDE ADDITION, Caldwell,
Canyon County, Idaho, according to the plat filed in Book 5 of Plats, Page 26, records of said
County.

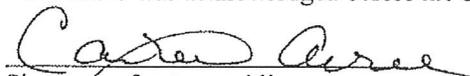
To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), and
Grantees(s) heirs and assigns forever. And the said Grantor(s) does (do) hereby covenant to and with the
said Grantee(s), the Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are
free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those
made, suffered or done by the Grantee(s); and subject to U.S. Patent reservations, restrictions,
dedications, easements, rights of way and agreements, (if any) of record, and current years taxes, levies,
and assessments, includes irrigation and utility assessments, (if any) which are not yet due and payable,
and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

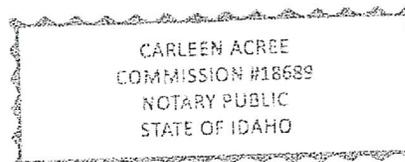
Dated: June 1, 2020


Virginia F Penner

State of ID , County of Canyon

This record was acknowledged before me on 6-5-2020 by Virginia F Penner


Signature of notary public
Commission Expires: 3/9/2022



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Property Owner Acknowledgement

I, Dennis Boyd, 1408 N Middleton Rd
(Name) (Address)

Nampa, Id 83651
(City) (State)

being first duly sworn upon, oath, depose and say:

1. That I am the record owner, or authorized designee of the record owner of property located at

1119-1121 Airport, Caldwell Id, 83605
(Address)

and I grant my permission to:

(Name) (Address)

(City) (State)

to submit the accompanying application(s) pertaining to that property.

2. I agree to indemnify, defend and hold the City of Caldwell and its employees harmless from any claim or liability resulting from any dispute as to the statement(s) contained herein or as to the ownership of the property which is the subject of the application.
3. I hereby grant permission to City of Caldwell staff to enter the subject property for the purpose of site inspection(s) related to processing said application(s).

Dated this 19th day of June, 20 20

Dennis Boyd
(Signature)

Ab



Dennis Boyd <dennisboyd8@gmail.com>

RE: townhome research

1 message

Debbie Root <droot@cityofcaldwell.org>
To: Dennis Boyd <dennisboyd8@gmail.com>
Cc: Debbie Root <droot@cityofcaldwell.org>

Fri, Jun 12, 2020 at 3:04 PM

Dennis,

The property is shown on the assessor map as a .21 acre (9147 sq feet). The property is currently zoned R2 (Medium Density Residential). The lot is considered a corner lot. Under the current zoning requirements as set forth in table 2 below, in order to divide the property. The current duplex was allowed through a special use permit in 1980. Case File No. 80-SUP-C-02 on parcel R05349. I have not been able to locate that file at this time.

The property would be considered an original parcel and potentially eligible for a land division if in conformance with the requirements of the ordinance. For this parcel a land division is not administratively available because the lot size is not sufficient to allow for the creation of lots in accordance with Table 2 below.

So, I spoke with the Director after researching through the ordinance to see if we had other options available to provide relief from the ordinance provisions. I did not find a good solution outside of you applying for a Variance. Jerome and I worked through the process and feel that you could apply for a variance and take it before the Hearing Examiner or Planning and Zoning Commission with the explanation (Hardship):

1. The structure already exists as a Duplex [no change of use, no additional impact to the neighborhood, use permitted in the zone]
2. The lot size is too small to meet the dimensional standards for the R2 zone
3. The proposed reduction in dimensional standards will in no way change the existing use of the property other than allowing for two separate owners versus one owner of two units.
4. The structure complies with other setbacks and dimensional standards
5. The site will be improved to include curb, gutter, sidewalk, and separate sewer and water connections.
6. The property does not meet the criteria for a PUD infill property.

Application for a variance procedures is included below.

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