

From: [james herbert](#)
To: [Hanna Veal](#); [Jenah Thornborrow](#); [building](#)
Subject: DSRFY2022-0019
Date: Monday, August 15, 2022 5:45:25 PM

Dear Hanna, Jenah and the fine folks at the building department,

I hope this message finds you well. I have a number of questions regarding the upcoming meeting for the proposed development DSRFY2022-0019. Mainly they are in regards to the fact that the proposal is including 118 parking spots, nearly 65% of the buildings mass, in a proposal for 16 units.

This is a parking garage, not a residential project. The property is zoned R-3 and parking garages are not an allowed use. Neither is the usage of a residential lot to provide parking for a building on a separate parcel. They can build 118 parking spots according to code as we do not have specified maximum, (that will be addressed below), however, those parking spots must be used solely for the residents of the building at 4044, and may not be used to cross park a different development or be used by a building that is not on the same property, otherwise, the buildings usage is that of a parking garage.

As we have a developing city code, it is almost always looked at Boise city development as a guide for what is best for our area. In fact, the developer of this project used Boise city code to direct its parking requirements in a previous application. As we lack any sort of maximum on parking, the proper protocol should be to look at our neighbors to see how they have developed in order to avoid misuse or misinterpretation of our code. Boise city code clearly states in the parking standards section of development code, 11-07-03 chapter 1, section A 4--(4) The number of off-street parking spaces shall not exceed 1.75 times that required in [Table 11.07.1](#) if the required number is 20 or less; and 1.5 times the amount where more than 20 parking spaces are required. Parking maximums do not apply to single-family residential uses.

As this project consists of 16 units, and would be required to provide 16 parking spots, this project should not be able to build more than 28 parking spots.

As building 118 parking spots on a residential lot is obviously a gross misinterpretation of our city code, as well as the perfect definition of a parking garage, we ask that you ask the applicant to consider building a project more suited to the designated use of the property. I will also note that building a parking garage on a residential lot should not be seen as a valid reason for rezone.

Also, I would like to ensure that I am on the interested parties mailing list for this project please.

I would still like to arrange a time to meet with you to discuss other questions I have.
Thank you for your time, and I apologize for putting more on your plate. I hope to hear from you soon,

Be well,

James Herbert
720-434-0939
onceinever@gmail.com

Total Control Panel

[Login](#)

To: hveal@gardencityidaho.org [Remove](#) this sender from my allow list
From: onceinever@gmail.com

You received this message because the sender is on your allow list.