

Kena Champion

To: building
Subject: RE: Application# CUPFY2022-0014

From: Lindsey High <info@blakelypm.com>
Sent: Wednesday, September 14, 2022 4:48 PM
To: planning <planning@GARDENCITYIDAHO.ORG>
Cc: tara@homesofidahohome.com; pmart201vn@aol.com; Liz Hosbein <liz@homesofidahohome.com>
Subject: RE: Application# CUPFY2022-0014

To Whom it May Concern,

My name is Paul Martinet and I am the owner of the adjoining lot of the applicants with the parcel located at 4802 Adams and 406 48th St. I am writing in regards to Mr. Miraglio's application and request to rezone his property located at 4810 Adams St.

At this moment, the applicant's property is currently being used by a commercial landscaping company who, as you can see by the pictures he provided, have large trucks, heavy equipment and landscaping rock and materials that can be purchased all being stored on the property. The area is currently not zoned for such use. We would have to argue his assuring assumption that this would not be disruptive to the neighboring properties because it's already been an issue with my current and past tenants (that have and continue to reside on my property).

My property manager has had reports of damaged property of ours by one of their men trying to back up a trailer that resulted in my fence and fence post being bent. This was not able to be corrected without complete removal of the posts in concrete. When my property manager tried to reach out to Mr. Miraglio to rectify the situation he was not cooperative and did not even attempt to ask his tenants about the damage or help correct it. Furthermore they have pictures sent in by my tenants of the work trucks and personal vehicles starting and ending their days outside of basic noise ordinance hours and excessive traffic in and out compared to normal residential areas. As well as heavy machinery being operated maneuvering heavy rocks and landscaping materials around that are being stored on the lot.

It should be worth noting that Mr. Miraglio's first mention of the new use of the lot for the rezoning would potentially be for a landscaping company and I just don't feel like that is a conforming use for the area surrounded by all the residential homes. The mixed use ideas have been a great asset to the area when in the locations that make sense— like the corner of Veterans and Adams or in that general area. There is not an allotted spot that would make sense for signage or parking for any of the ideas he threw out trying to obtain this mixed use change.

As I am sure you are aware I myself am working on a multi family unit development that has been in the works for quite some time now. At the time of our public hearing meeting, in which Mike Miraglio attended, he raised concerns about not having a separation between our two lots and that was for simple residential units on both lots. Now he is proposing a mixed use re-zoning that would simply bring in more traffic to his already small piece of land, which seems like a direct contradiction to his initial concerns.

Lastly, to our added concern and which might also jog your memory, There is a 15 ft. easement between the two properties that has been brought up in both of our plans. After thorough investigation, neither party can build nor use that space for purposes other than upkeep on

utilities/utility lines. He is already not within his legal use or access of the easement in question nor should his notes as a “permanent driveway easement “ be taken at face value because that’s simply not correct .

In the middle of the housing crisis in the Treasure Valley, we feel like optimal use of both our properties would be to remain residential, whether that be single family or multi family, and new developments it will be providing more homes for the residents.

We would like our strong stance against this proposal to be taken into account and appreciate your time and efforts in reviewing this matter. Please feel free to contact myself or my agent and project manager directly at the contact info listed below.

Agent - Tara Hindman: (208) 921-2466 or tara@homesofidaho.com (preferred)
Owner - Paul Martinet: (626) 825-4714 (preferred) or pmart201vn@aol.com



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Tara Hindman

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