

Anna Borchers Canning
Director of Planning and
Zoning, Meridian, Idaho
660 E. Watertower Lane, Suite 202
Meridian, ID 83642

October 18, 2004

Dear Director Canning,

Thank you for considering this request.

My Client, Paul Sevoian of Sevoy Antiques Warehouse is seeking alternative compliance for a retail building and site improvement proposed for his property located at the northwest corner of Fairview Avenue and Barabara Drive. This Fairview Avenue lot would make an excellent location for a retail building, but the site conditions are extremely constricting. The presence of Five Mile Creek alone is enough to make most development unfeasible. When compounded with the standard zoning restrictions the lot is impossible to develop for a use appropriate for the location.

After discussing the possibility of an alternative compliance we distributed a letter to the neighbors in the R-3 zoned neighborhood to the immediate north of Mr. Sevoian's property. We have received no response to the letter. However, the neighbors occupying the homes that adjoin the property have verbally indicated that they were neutral when asked for input about a means of screening the new development from their view. They did express their pleasure that the lot would be occupied and improved with landscaping and a new building. We are proposing a cedar fence to ensure visual privacy for the neighbors.

In our conversation with you, you suggested that we might want to erect a CMU wall or some other sound barrier. The neighbors did not indicate that they felt this was necessary. Furthermore, after considering the goals of a sound barrier, I think that it would not be necessary for the following reason. The dominant source of noise for these homes is and will continue to be traffic on Fairview. Under current conditions those homes are exposed to traffic noise 24 hours per day. The proposed new building will form a more effective sound barrier from Fairview noise than any wall would. Retail employees and customers will present only a minimum amount of traffic noise which will only be present during business hours. The end result will be quieter homes for the neighbors (even without a wall).

Per your suggestion, we have also analyzed the ratio of retail sales floor to separate storage in Mr. Sevoian's existing store on Chinden Boulevard in garden City. We have provided a similar proportion of storage in the proposed new building and recalculated the number of required parking spaces. After allowing for the required number of spaces we will have enough space to provide an effective storm water retention swale which will be needed to protect Five Mile Creek from excess run off.

The City also requires a 10 foot wide path be installed along Five Mile Creek. Due to the limited space on the site we have designed a portion of the path takes the form of hardscape that abuts the building. This surface would be paved with a hard surface and we will provide a guardrail to prevent the path's users from falling down the steep creek bank. We have reviewed this concept with Doug Strong of the Meridian Parks and Recreation Department and he supported the concept.

We are aware that we have several agencies with whom we must work with to successfully develop this property. At this time we would like to be certain that Meridian Planning and Zoning will approve a project on this site that will serve the needs of Mr. Sevoian and his Antique store. As you review the attached Conceptual Site Plan, please be aware that Mr. Sevoian has embraced the spirit of Meridian's planning codes and goals and has offered me a great deal of design latitude to take a challenging site and make it an appealing place.

Please do not hesitate to contact me if you have any questions or comments. We look forward to hearing from you soon.

Sincerely,



Richard H. Childress