CITY OF WALLACE

Notice of Public Hearing

Wallace Planning & Zoning

Pursuant to established procedure, notice is hereby given that the City of Wallace, Planning & Zoning Commission will hold a public hearing at Wallace City Hall on June 2, 2021, at 6:00 PM.

The purpose of the hearing is to consider an application for a Variance by the potential owner Courtney Frieh, located at 208 Cedar Street, Wallace, ID. Property description: APN 0050006008A. A map of the site is on file with the City Clerk at City Hall. Description of proposed Variance: The house that once occupied the lot was built circa 1910 before setbacks were required. It was demolished in 2019. The former house straddled the property line on both sides so that it nearly touched the neighboring houses. The houses on either side, which are still standing, are also built on or over their property lines. Therefore, although the lot was platted as 25 feet wide, its actually 23 feet wide. Applicant is proposing to build a 15’ wide, period-appropriate, craftsman style house on the narrow lot, which will promote infill development, add another home to the Wallace inventory, improve the aesthetics of that line of houses, and make use of an unattractive city lot on a popular street. Requested Variances: Variance #1: Variance from Section 13-6-2-3(A), which requires a minimum lot size of 4600. Variance for a 2300 sq. ft. lot size. Variance #2: Variance from Section 13-6-2-3(E)(2), which requires 5’ side yard setback. Variance for 3-foot side yard setbacks on both sides. The house will either have no windows on the sides, or fireproof windows that meet the fire code will be installed.

Wallace City Hall is accessible to persons with disabilities. Anyone desiring accommodations for disabilities related to the hearing; please contact City Hall at (208)752-1147, five (5) days prior to the hearing.

City of Wallace

Planning & Zoning Commission

703 Cedar Street

Wallace, ID 83873

Kristina Larson, City Clerk Treas.

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