

Valley County Planning & Zoning Department

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Cascade, ID 83611
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Phone 208-382-7115
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Variance Application

See Section 9-5H-10 Valley County Code

Applicant Name BEN KUZACK

Applicant Signature [Signature] Date 6/15/2021

Mailing Address 1375 E. VILLAGE GREEN
MERIDIAN, ID, 83646

Phone Number(s) [Redacted]

Property Parcel Number RP0020500011 A

Parcel Physical Address 298 MOONRIDGE DR, McCALL, ID.

Pursuant to "Idaho Code", Section 67-6516 and Section 9-5H-10 of the Valley County Code, the Planning and Zoning Commission shall be empowered to grant variances relaxing or modifying the requirements of the Valley County Land Use and Development Ordinance with respect to lot size, setbacks, parking space, height of buildings, or other provisions of this Ordinance affecting the size or shape of a structure or the placement of the structure upon lots, and other land use requirements of this ordinance.

A variance may be granted if: the applicant can prove undue hardship is a result of characteristics of the site; that special conditions and circumstances exist which are not a result from any action of the applicant, which are peculiar to the land use or structure involved, and which are not applicable to other similar or adjacent lands, uses, or structures; that granting the variance requested will not result in any special privilege otherwise denied to other similar or adjacent lands, uses, and structures.

In the case of the Planned Unit Development (PUD) involving variations from the requirements of this Ordinance, it shall not be necessary for the applicant to file a separate application for such variances.

Fee \$ 250 Date Paid 6/15/2021 Variance No. V-1-21

Application Accepted By [Signature] 6/15/2021
Staff Date

We are requesting an adjustment for our property at 298 Moonridge Road in Payette River I subdivision. The specific request is for changing the setback from twenty feet to ten feet, in order to build a garage/shop on this site. Our reason for seeking the setback adjustment is to avoid building on the steep slope of the lot.

In 1993, we built our current home on the adjoining lot (#11), and drew up the plans to utilize the sloping property. The topography worked well to accommodate a daylight basement, which we did.

When Payette River Sub was built and Moonridge Road was put in by developers, the road followed the slope of the land, which is not centered on the easement. What normally might be a twelve foot distance from our property line, is in reality closer to thirty-eight feet to the edge of Moonridge's pavement. By granting the setback adjustment, it would not create a visual distraction, since the curve of the road aligns with a normal setback.

We purchased lot #10 in 2017, after a long-time previous owner declared the site unsuitable for his project due to the property slope and the enormous amount of concrete he would need to accommodate the topography. So at this time, four years later, we are hoping to build a simple 24' x 32' detached garage to house our vehicles from the weather. For us personally, granting an adjustment on the setback would allow us to build, after 28 years, a much needed garage. It would help us avoid building on the sloping topography and the extra expense associated with that. We thank you for considering our variance application.



SLOPE



PROPOSED GARAGE

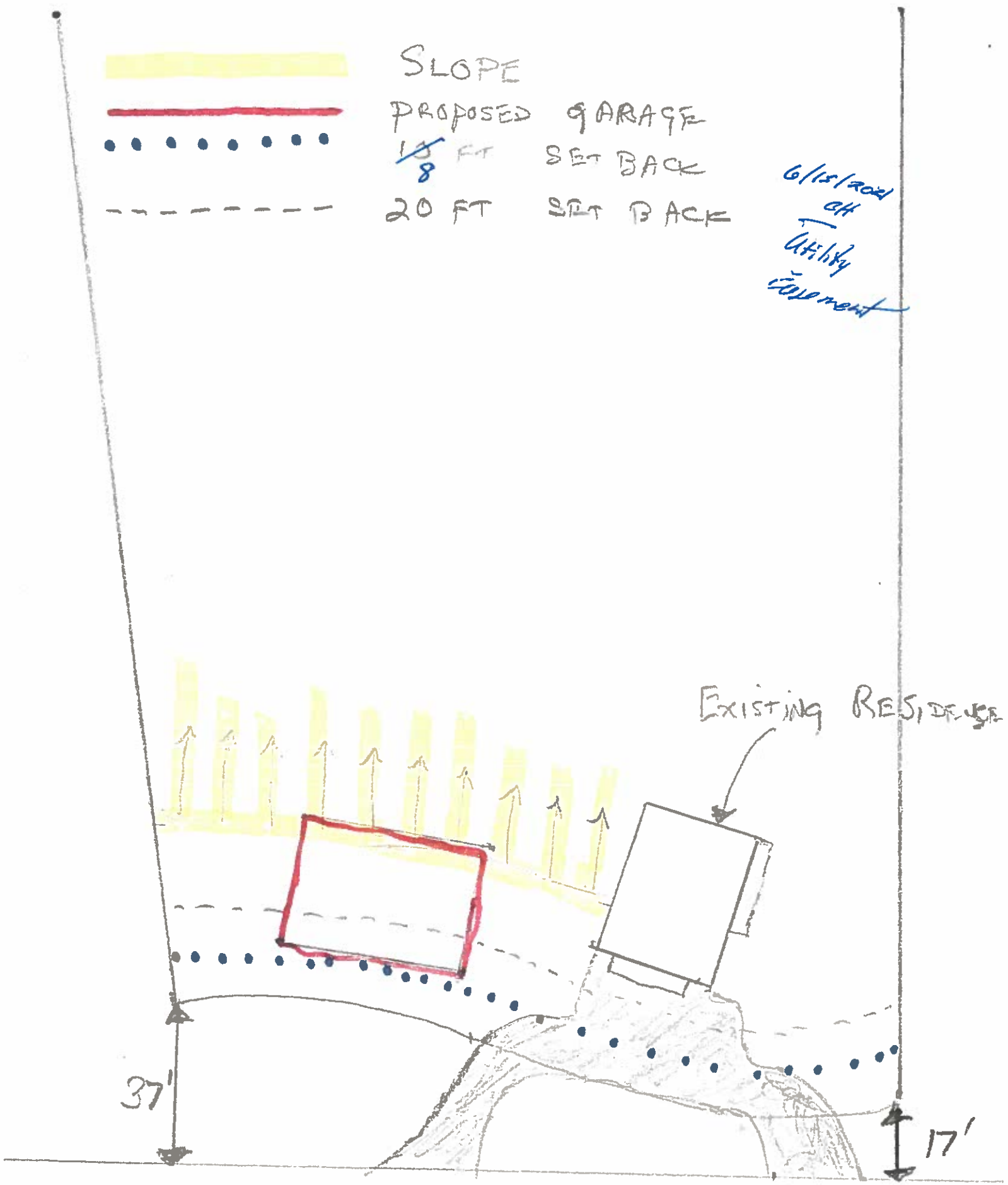


~~13~~ 8 FT SET BACK



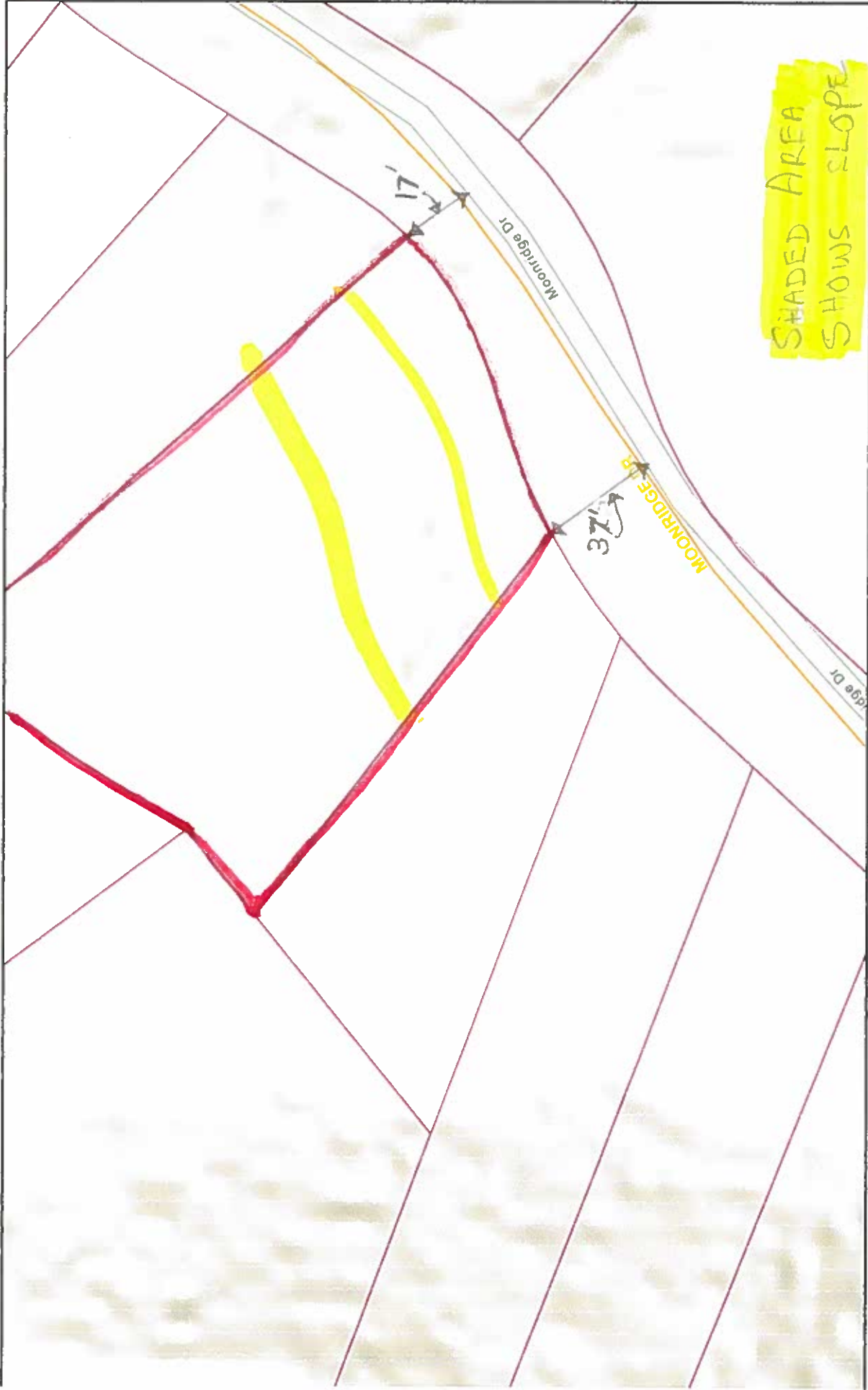
20 FT SET BACK

6/15/2021
at
Utility
Cement



MOON RIDGE RD.

Valley County Planning and Zoning



6/14/2021, 12:55:07 PM

Parcel Boundaries

All Road Labels Roads

URBAN/RURAL

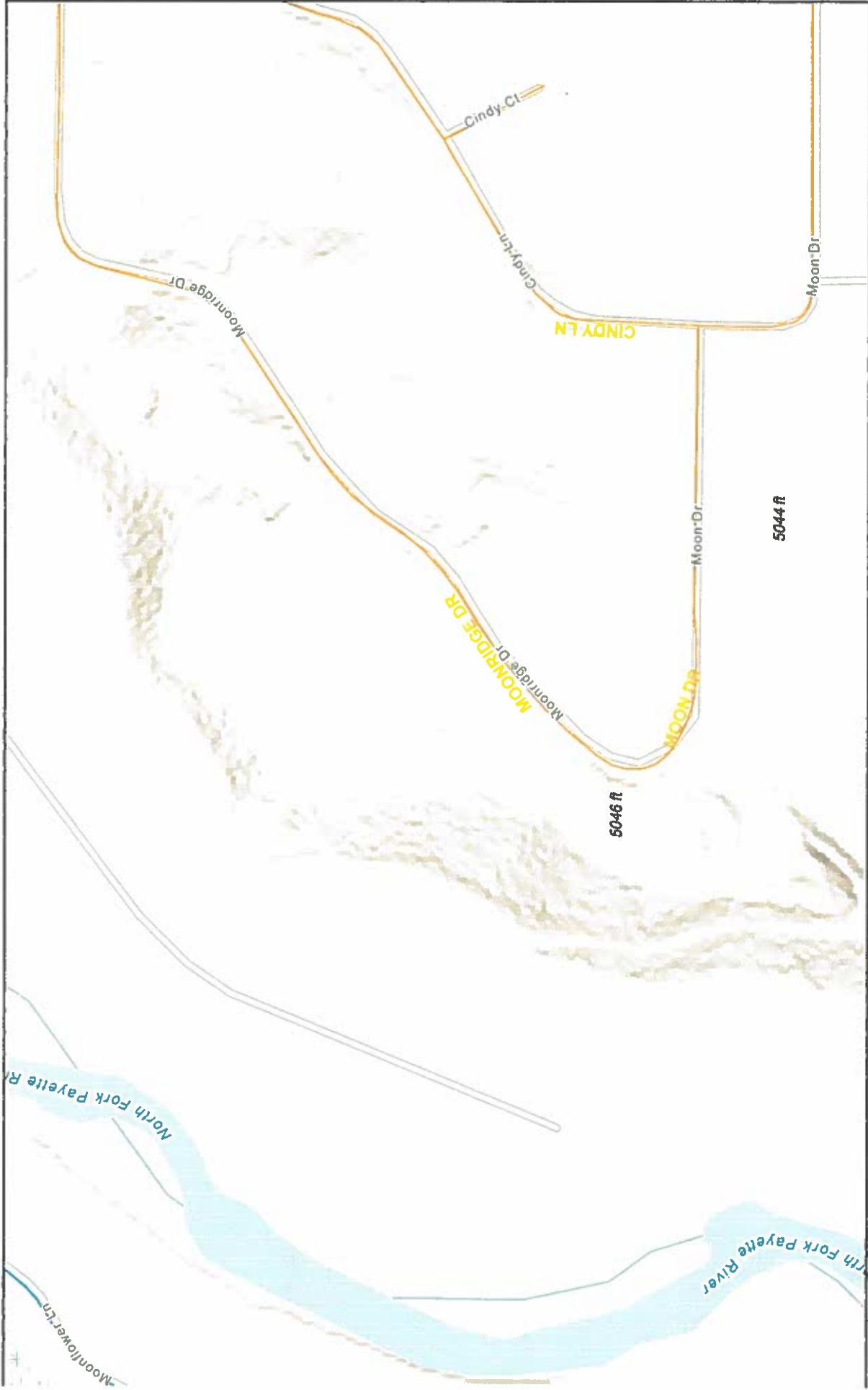
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Web AppBuilder for ArcGIS
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All Road Labels Roads

PRIVATE

URBAN/RURAL

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