

Valley County Planning and Zoning Department

219 N. Main
PO Box 1350
Cascade, ID 83611
www.co.valley.id.us
cherrick@co.valley.id.us
208-382-7115



Variance Application

See Section 9-5H-10 Valley County Code

TO BE COMPLETED BY THE PLANNING AND ZONING DEPARTMENT

☒ Credit Card ☐ Cash ☐ Check # _____

FILE # VAR 26-007

FEE \$ 250

ACCEPTED BY [Signature]

DATE 6/29/26

CROSS REFERENCE FILE(S): _____

PROPOSED USE: Variance of 35% lot coverage to 50.9%

☐ Shared Driveway

☐ Setback Variance

☒ Other

Applicant Name

Margie Schneider, Schroeder Enterprises, Inc

Applicant Signature

[Signature]

Date

6/29/2026

Mailing Address

2684 N. Pescara Lane
Eagle, ID 83616

Phone

208-941-3060

Email

sci@heritagewifi.com

Property Parcel Number

RP005500020310

Subdivision (if applicable)

Crane Shores

Parcel Physical Address

16 Golden Eagle Ct., Donnelly, ID 8365

Required Attachments

1. Proposed Site Plan
2. Narrative statement demonstrating:
 - 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.
3. Shared Driveway Variances require a shared driveway maintenance agreement. The shared driveway must be built to the satisfaction of the relevant fire department.



SCHROEDER ENTERPRISES, INC.
2684 N PESCARA LANE
EAGLE, ID 83616

June 29, 2026

TO: Valley County Planning and Zoning Commission

RE: Request for Variance – Maximum Lot Coverage
16 Golden Eagle Court
Donnelly, ID 83615

Dear Members of the Planning & Zoning Commission,

On behalf of our homeowners, Schroeder Enterprises, Inc. respectfully requests approval of a variance from the maximum 35% lot coverage requirement for the above-referenced property.

As the builder, we appreciate the intent of Valley County's revised lot coverage standards, which became effective in January 2026. We understand the purpose of the ordinance is to limit excessive impervious surfaces, preserve open space, and reduce stormwater runoff that could adversely affect neighboring properties. This request is not intended to circumvent those objectives. Rather, it is requested because the unique characteristics of this flag lot creates an unintended hardship that does not exist on a conventional residential parcel.

From the beginning of the design process, the homeowners were mindful of the County's 35% maximum lot coverage requirement. Over the course of nearly a year, they worked closely with their design team to create a home specifically tailored to this unique homesite, while considering the property's configuration, the surrounding neighborhood, the HOA's architectural standards, and preservation of the site's existing trees and natural vegetation. Every effort was made to design a home that remained well within the intent of the ordinance.

The home itself, including the roof eaves, represents only **28% lot coverage**. Even after including the covered porches and patio areas, the total lot coverage is only **31%**, remaining below the maximum 35% permitted by the ordinance. This demonstrates that the proposed residence was not designed to maximize impervious surface coverage.

The need for this variance is instead driven by the property's unique physical characteristics. On a conventional residential lot, this same home—with its covered porches, patios, and a standard 20-foot-deep asphalt or concrete driveway necessary to satisfy typical setback requirements—would remain just under the County's 35% maximum impervious surface coverage. The required access driveway for this flag lot contributes an additional **3,594 square feet of impervious surface**, making it the primary factor necessitating this variance. The requested relief is therefore directly related to the property's unique configuration rather than the scale of the proposed residence.

Compounding this circumstance, the Homeowners Association approved the home with an asphalt or concrete driveway, as required by its Architectural Control Committee guidelines. Consequently, the homeowners have no practical alternative that would satisfy both the HOA requirements and the recently adopted County ordinance.

When the completed plans were submitted for building permit in June 2026, we became aware that the January 2026 amendments to the lot coverage ordinance affected this project. By that time, the homeowners had already invested significant time and expense designing a home specifically suited to this property while remaining well within the intended building coverage limitations that existed throughout the design process.

TEL (208) 941-3060 ~ EMAIL sei@heritagewifi.com
Contractor Registration: RCE-1023

The homeowners are not requesting additional lot coverage to construct a larger home or intensify development of the property. The homeowner is a longtime professional landscaper in the Boise Valley with extensive knowledge of drainage design, stormwater management, and landscape preservation. He fully understands and supports the purpose of the recent code amendments and shares the County's goal of preventing runoff from impacting neighboring properties. He will be present at the hearing to discuss the landscaping, grading, and drainage measures that will be incorporated into the project to retain stormwater on-site, mitigate runoff from the required asphalt driveway, and preserve the existing natural features of the property wherever practical.

Granting this variance would not increase residential density, alter the character of the neighborhood, or adversely affect adjacent properties. The proposed home is consistent with the quality, scale, and appearance of surrounding residences and has received approval from the Homeowners Association. The requested variance simply recognizes the unique physical constraints of a flag lot and the disproportionate impact that a required access driveway has on the impervious surface calculation.

We respectfully submit that this request satisfies the criteria for a variance. The hardship is unique to this property and is not self-created. The homeowners intentionally designed a residence that remains below the allowable building coverage, and the need for relief results from the mandatory access driveway required to serve this uniquely configured parcel. Approval of this variance represents the minimum relief necessary to allow reasonable use of the property while preserving the intent of the Development Code and protecting neighboring properties and the public interest.

We appreciate the Commission's time and thoughtful consideration of this request and respectfully request approval of the variance.

Respectfully submitted,

Schroeder Enterprises, Inc.



Margie Schroeder
Builder



RE: Variance Application - Parcel RP005500020310 - 16 Golden Eagle Court, Donnelly, Idaho

From sei@heritagewifi.com <sei@heritagewifi.com>

Date Mon 6/29/2026 1:35 PM

To Hannah Smith <hsmith@valleycountyid.gov>

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thank you for your email.

The proposed lot coverage is approximately 50.9% (9,692 square feet of coverage on a 19,036-square-foot lot).

House including eaves – 5,393 SF

Front and back patio concrete – 705 SF

Driveway (highlighted in yellow on the submitted variance application) – 3,594 SF

We respectfully request approval of that percentage because this property is an unusually configured flag lot. A substantial portion of the calculated lot area consists of the long, narrow access driveway required to reach the buildable portion of the property. While this access corridor is included in the overall lot area calculation, it is not usable building area and necessarily requires paved access. As a result, the required driveway alone contributes significantly to the calculated lot coverage percentage in a way that would not occur on a conventionally shaped lot.

The requested variance is therefore driven primarily by the unique physical characteristics of the property rather than an attempt to overdevelop the site. The proposed home has been designed specifically for this lot, and the homeowners remain committed to meeting the intent of the recently adopted lot coverage ordinance by incorporating drainage and landscaping measures that retain and manage stormwater on-site without adversely impacting neighboring properties.

We appreciate the Commission's consideration and are happy to provide any additional information that would assist in its review.



From: Hannah Smith <hsmith@valleycountyid.gov>
Sent: Monday, June 29, 2026 1:07 PM
To: sei@heritagewifi.com
Subject: Re: Variance Application - Parcel RP005500020310 - 16 Golden Eagle Court, Donnelly, Idaho

Good afternoon,

What percentage of lot coverage is your client hoping to get?

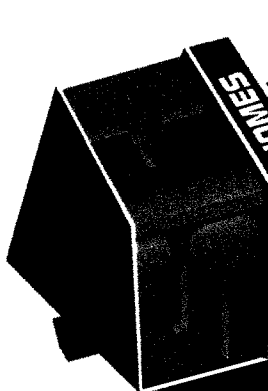
Hannah Smith
Valley County
Planning and Zoning Permit Technician
PO Box 1350
Cascade, ID 83611

From: sei@heritagewifi.com <sei@heritagewifi.com>
Sent: Monday, June 29, 2026 12:55 PM
To: Hannah Smith <hsmith@valleycountyid.gov>; Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Variance Application - Parcel RP005500020310 - 16 Golden Eagle Court, Donnelly, Idaho

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Good afternoon,
Please find the attached Variance Application and supporting documents to be heard by the Planning & Zoning Commission at the August 13, 2026 meeting.

Let me know if you need additional information and the \$250 fee will be paid shortly through your website for this Variance application.



SCHROEDER HOMES
Serving the
Boise Area

Margie Schroeder
Phil Schroeder

208-941-3060 (Margie)
208-941-3061 (Phil)

CustomHomesBoise.com

