

# Ponderay - City Planning

## Special Use Permit Application

Variance

Site/Project Information	
Brief Project Description:	Building a shop (30 x 24) on East side of property. Needing a variance of 7 feet on our elm side.
Project Representative:	Jim Reese   Daniel Thompson
E-mail:	jimegraytimber.com
Phone #'s:	208.627.6993 (Jim) 208.967.0740 (Dan)
Location:	425 7th St Ponderay
Legal Description:	BLK 9 LOTS 1 & 2

Applicant/Owner Information	
Name:	Daniel & Alisha Thompson
Legal Owner:	Daniel & Alisha Thompson
Signature:	<i>A Thompson</i>
Mailing Address:	Po Box 384 Ponderay
E-Mail:	a.thompson9913@gmail.com
Phone #'s:	208.691.9913

Ponderay Planning Department	
File Number:	VR21-002
Fees:	\$500 - App
Zoning:	Residential
Received By:	<i>JRA</i>
Date:	6/22/21
Comments:	RPP0350009001AA

RECEIVED

JUN 22 2021

PLANNING OFFICE  
CITY OF PONDERAY

(9-7-3-B1a)

The proposed shop will constitute a variance because it would need to be built into the city setbacks. With the setbacks our current building envelope is approximately 26.5' (east/west) by 32' (north/south)'. In order to build our 30' x 26' shop, it would require a variance of 7' on the Elm facing side.

Here are some of the current distances from the shop to surrounding buildings & landmarks:

- We are asking to build the shop 3' away from the home. This is to allow the use of the mandoor on the southwest corner of the shop. The roof eve's are 1.5' so if needed, the shop could be moved closer to the home by 1.5' & the mandoor would be relocated but our goal is to keep the same engineering plans if possible.
- The shop would be 36' away from 7th St & 27' away from Elm St.
- Please see included scaled drawing for all measurements.

(9-7-3-B1b)

The variance is desired for the following reasons:

When we originally measured out our building envelope, we used what we thought was the property pin to determine the property lines and setbacks. We located this pin but using a metal detector and digging down to where we found the metal. We dug up a long piece of metal located in a reasonable position for us to believe it was the property pin. Using this reference point we measured out our building envelope and purchased a 30'x26' pole barn kit. Later we found out that our measurements were wrong.

We have considered the following alternatives:

- Moving our manufactured home - Our home is on a real foundation and the cost and risk associated with this option are too great for us to pursue.
- Building the shop on the west side of the property - Our power, water, internet and sewer lines are located on this side of our property. We also use this side of our property as our yard. We have spent over \$3000 dollars to get this portion of the yard usable for our family. We have a slider door that we can use to watch our kids as they play. Lastly the costs associated with relocating the utilities and transforming the east side to a usable yard space are too great for us to pursue.
- Decreasing the size of the shop - Our goal is to save (not spend or lose) as much money as we can. We have already purchased all the materials for our shop and have had the area excavated. If we were to decrease the size of the shop it would cost \$400 for new engineering plans, additional fees for filing the changes with the city, along with losing out on the money on the unused materials from the shop kit.

(9-7-3-B1c)

We believe that the proposed variance will be harmonious and in accordance with the objectives of the comprehensive plan. There is a home located on the corner of 5th and Elm that has a shop built with a similar set up as our property. It seems to be a good fit for that area. I do not believe there are any issues with the location of the shop regarding traffic, public or utility services, etc.

(9-7-3-B1d)

We believe the proposed variance would be constructed in a way that is harmonious with the general vicinity. The end of the shop would be lined up with the ends of other shops on Elm. We do not believe the shop will change the essential character of the area.

(9-7-3-B1e)

The shop location should not be hazardous or disturbing to the adjacent property. We have spoken to the owners of both of the adjacent properties and they have no issues with the proposed building and/or the variance.

(9-7-3-B1f)

The owners of 425 7th St are Daniel and Alisha Thompson.

(9-7-3-B1g)

We believe the essential public services and utilities would not be affected by this variance.

(9-7-3-B1h)

We do not foresee the variance would create additional requirements at public costs.

(9-7-3-B1i)

We do not foresee the variance will lead to uses, activities, processes, materials, equipment, and conditions of operation detrimental to any persons, property or the general welfare by reason of traffic, noise, smoke, fumes, glare or odor.

(9-7-3-B1j)

We do not believe that the vehicle approaches on our property will create an interference with traffic on the surrounding public roads. We will have two approaches: one facing Elm and the other facing 7th. Our intention is to use the 7th facing entry as our primary parking area, just like we do now. We simply needed to have the Elm facing entry to help with our building envelope and to keep snow shed from landing on/near our home.

(9-7-3-B1k)

The variance will not result in the destruction, loss or damage of the natural, scenic or historic features of major importance.

(9-7-3-B1l)

A description of the previous use of the property and the intended use:

Previous use: This was a grassy area that we had two sheds on. We also parked in this area as well.

Intended use: We hope to use this space to build our shop. We will use it to store our personal items and will continue to use this area for parking.

(9-7-3-B.2)

Applicants:

Daniel and Alisha Thompson

425 7th St Ponderay, ID 83852

208.691.9913 (Alisha)

208.967.0740 (Daniel)

(9-7-3-B.3)

Legal Description:

11-57N-2W Ponderay

BLK 9 LOTS 1 & 2

PARCEL #: RPP0350009001AA

(9-7-3-B.4)

Copy of the deed has already been given to the city. I can provide another if needed.

(9-7-3-B.5) N/A

(9-7-3-B.6)  
Adjoining Property Owner:  
Mike and Mary Hutter  
671 Elm St  
Ponderay, ID 83853