

# Valley County Planning & Zoning Department

219 N. Main  
PO Box 1350  
Cascade, ID 83611  
www.co.valley.id.us  
Phone 208-382-7115  
Fax 208-382-7119



## Variance Application

See Section 9-5H-10 Valley County Code

TO BE COMPLETED BY THE PLANNING AND ZONING DEPARTMENT	
FILE # <u>V-4-20</u>	CHK <u>3451</u>
ACCEPTED BY _____	FEE \$ <u>250.00</u>
CROSS REFERENCE FILE(S): _____	DATE <u>11-9-2020</u>
PROPOSED USE: _____	
<input type="checkbox"/> Shared Driveway	<input checked="" type="checkbox"/> Setback Variance
	<input type="checkbox"/> Other

Applicant Name Deborah and Kent Spade

Applicant Signature  Date 29 OCT 20

Mailing Address 11676 Quail Village Way  
Naples, FL 34119

Phone / Email Info debbiespade@verizon.net (609) 314-7658

Property Parcel Number RP00361000066A

Parcel Physical Address 210 Moon Drive, McCall, ID 83638

### 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.

**General Description of Project:****Deborah and Kent Spade****210 Moon Drive,****McCall, ID 83638**

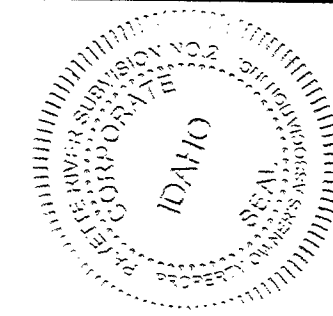
The proposed work would add a deck with roof 6'-0" in depth to the Moon Drive (West) side of the house to protect the lower part of the house wall from water damage. This new roof will extend approximately 4 feet into the 20 foot front yard setback, for which this request for a Variance is predicated. We purchased the house last year and later learned of water infiltrating into the house from the exterior wall on the West side of the house. Currently, there is only a minimal amount of roof overhang which consequently is exacerbating this problem. It is our intent that with these changes to the house and landscaping the water infiltration will be alleviated.

Additionally, the property will be landscaped to improve the walkway entrance into the house and to direct water away from the foundation. Currently, there is one set of stairs leading down and then another set of stairs leading up to access the house from the parking area. This change will improve the safety of entering the property and help with water management to preserve the structure.

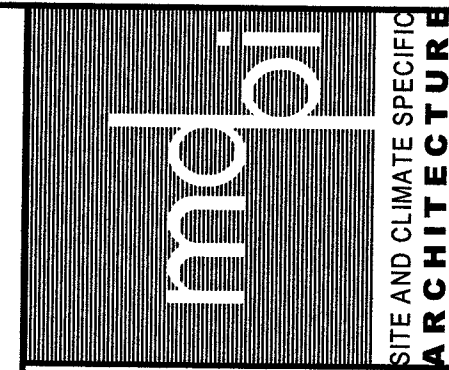
# DEBBIE SPADE

## ENTRY UPDATE

### 210 MOON DRIVE, VALLEY COUNTY, IDAHO



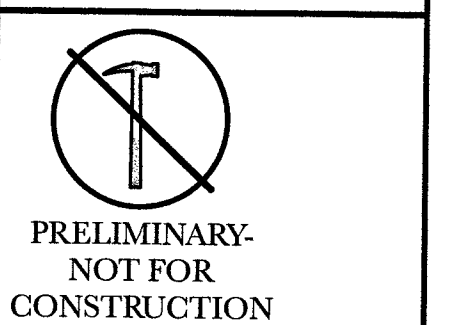
APPROVED \_\_\_\_\_ REJECTED \_\_\_\_\_  
Architectural Control Committee review is only for general compliance with PAYETTE RIVER SUBDIVISION NO. 2 DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS.  
DATE 10/13/20 BY *[Signature]* COUNTY CLERK  
LOT # 46 HOUSE SQ. FT.



**McCALL DESIGN & PLANNING**  
**PO Box 729**  
**McCALL, IDAHO 83638**  
**208-634-5707**

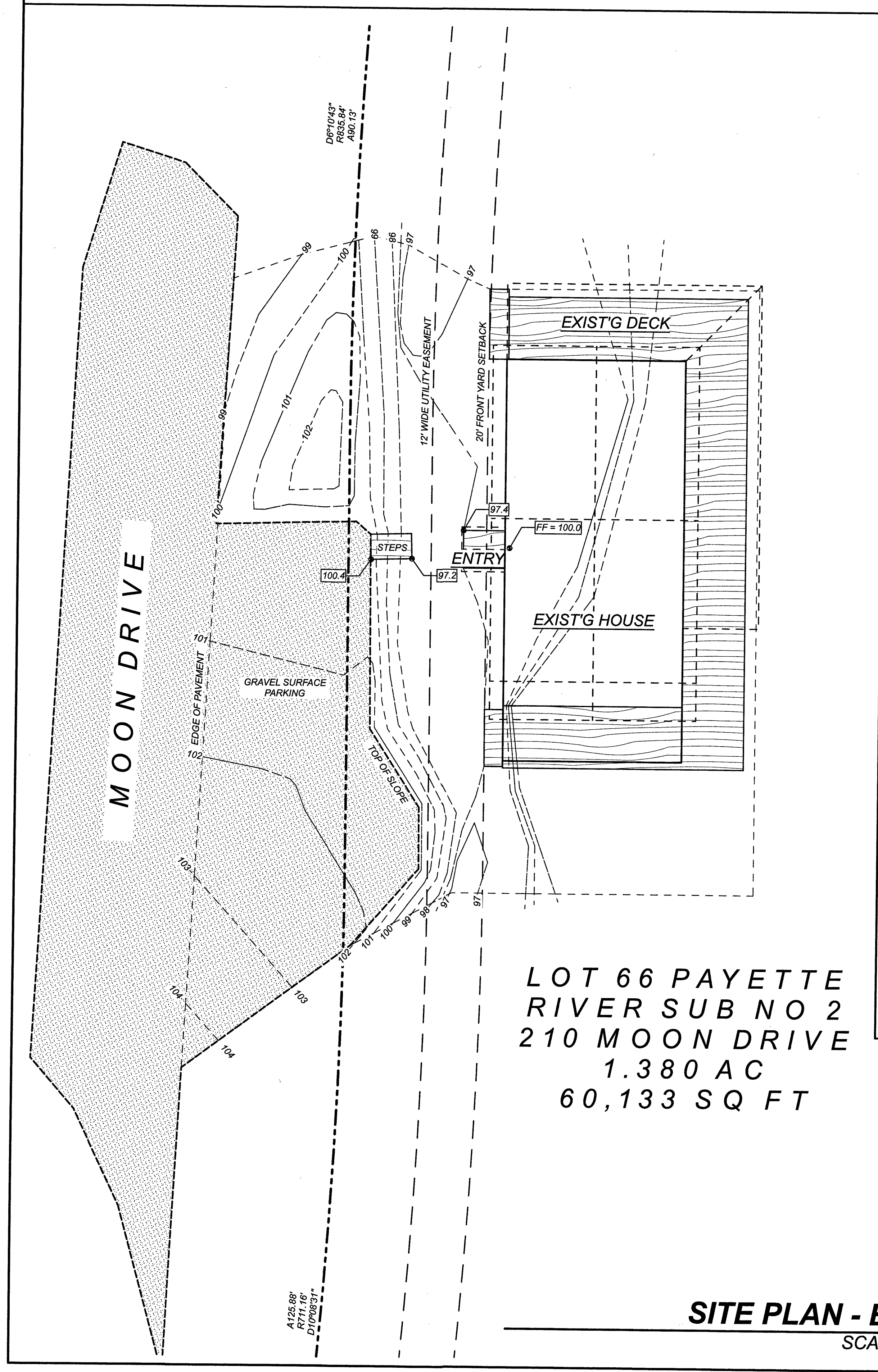
DATE: 9/18/20

DRAWN BY:



**DEBBIE SPADE**  
**ENTRY UPDATE**  
**210 MOON DRIVE,**  
**McCALL, VALLEY COUNTY**

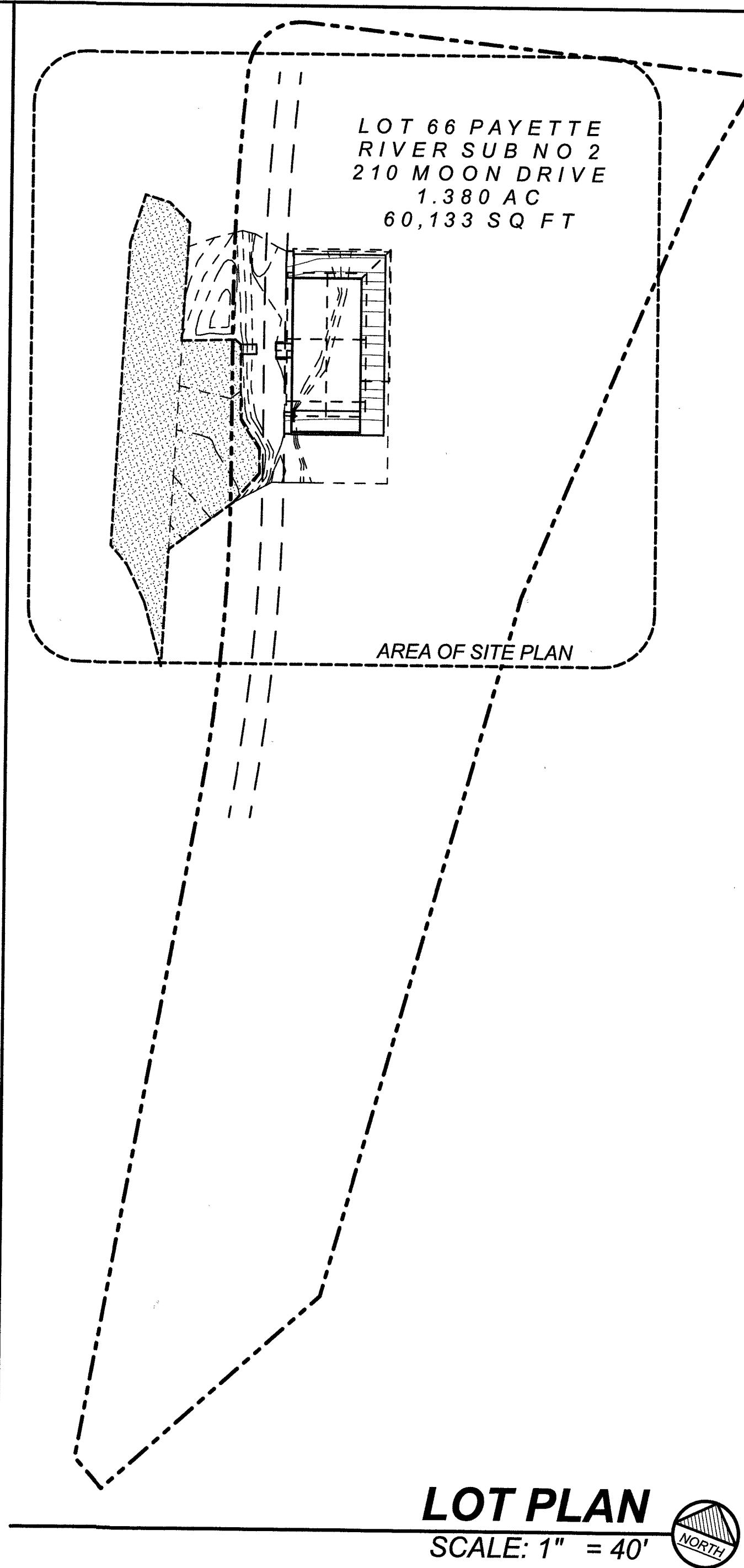
# DR1



LOT 66 PAYETTE  
RIVER SUB NO 2  
210 MOON DRIVE  
1.380 AC  
60,133 SQ FT

**SITE PLAN - EXIST'G**

SCALE: 1" = 10'

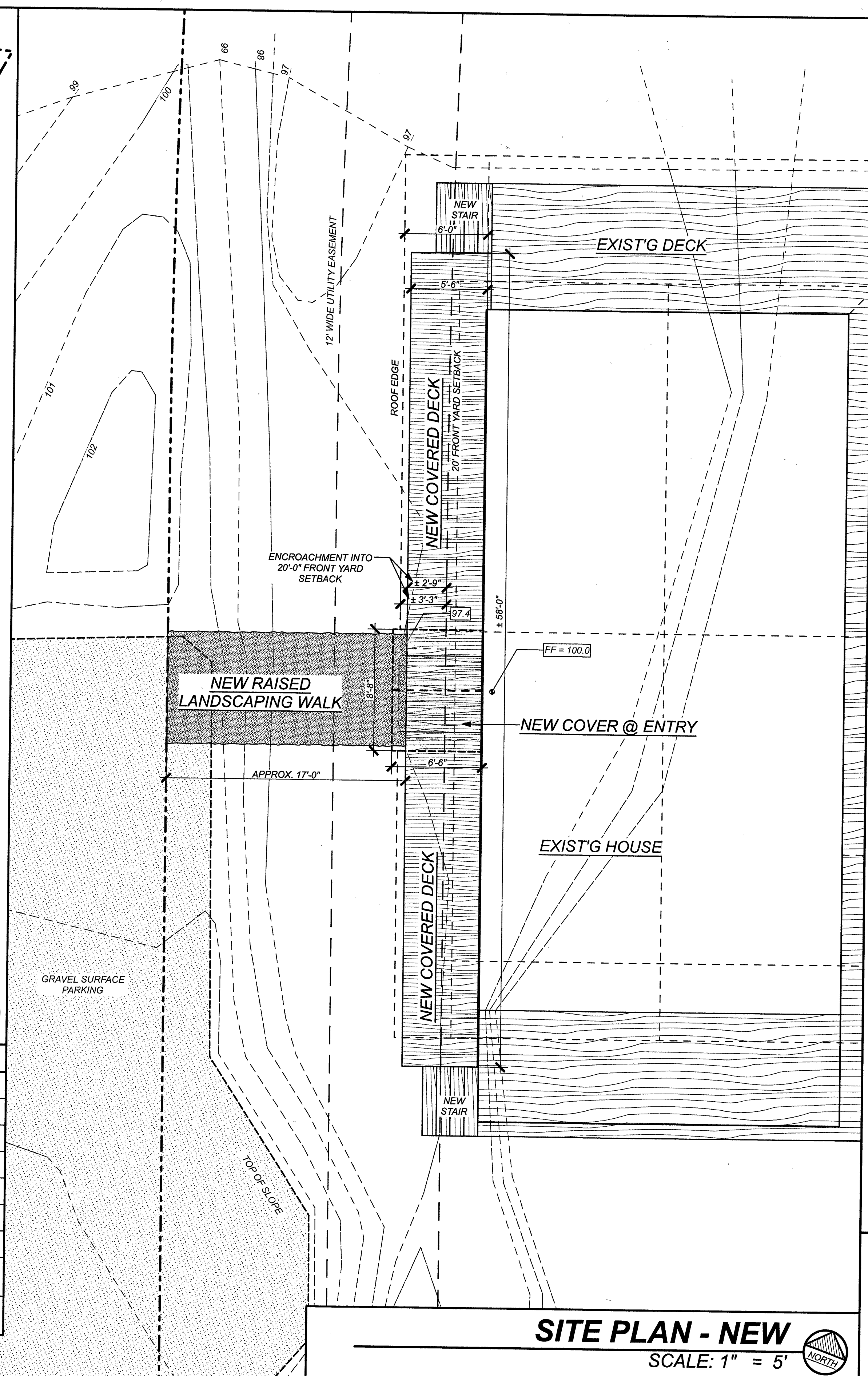


**LOT PLAN**

SCALE: 1" = 40'

#### SITE PLAN LEGEND

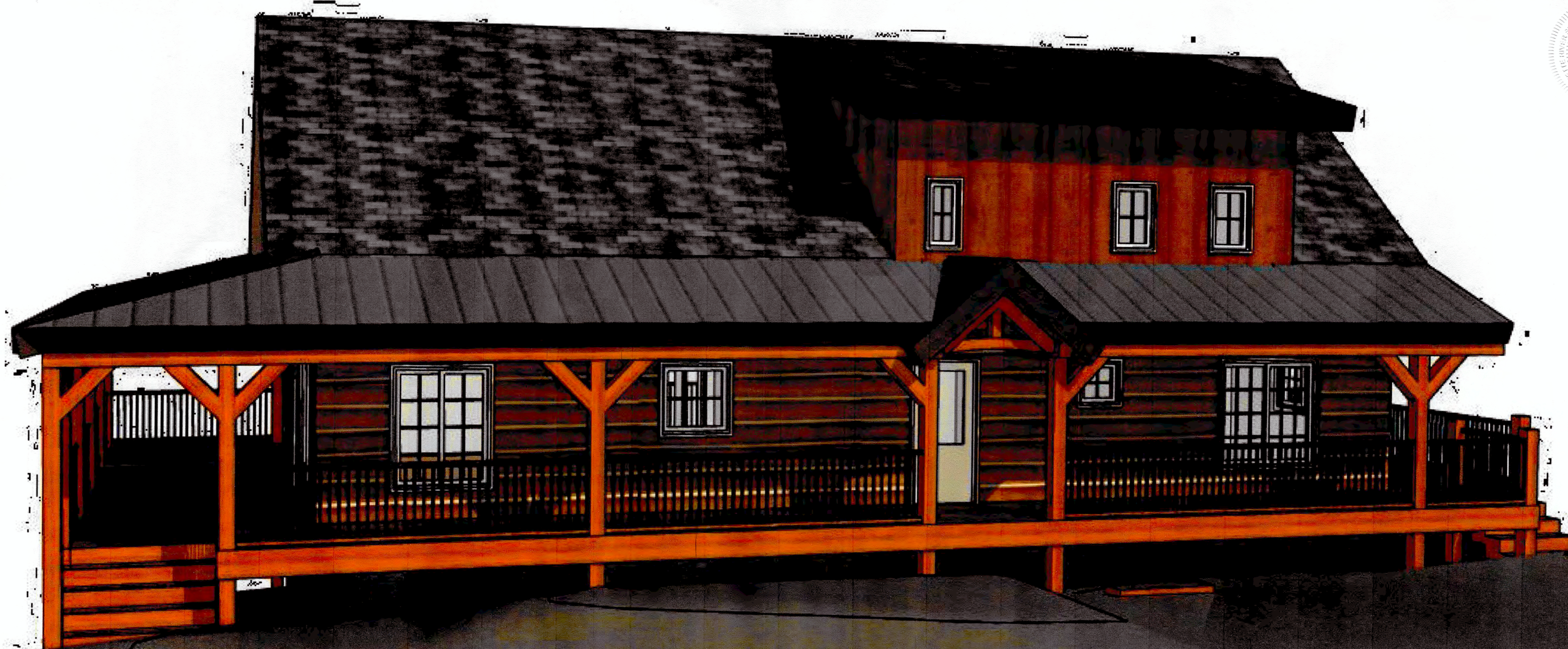
EXISTING GRADE	
FINISHED GRADE	
PROPERTY LINE	
SETBACKS	
ROOF LINE	
NEW BUILDING OUTLINE	
EXISTING BUILDINGS	
NEW GRAVEL DRIVE	
EXISTING GRAVEL DRIVE	



**SITE PLAN - NEW**

SCALE: 1" = 5'





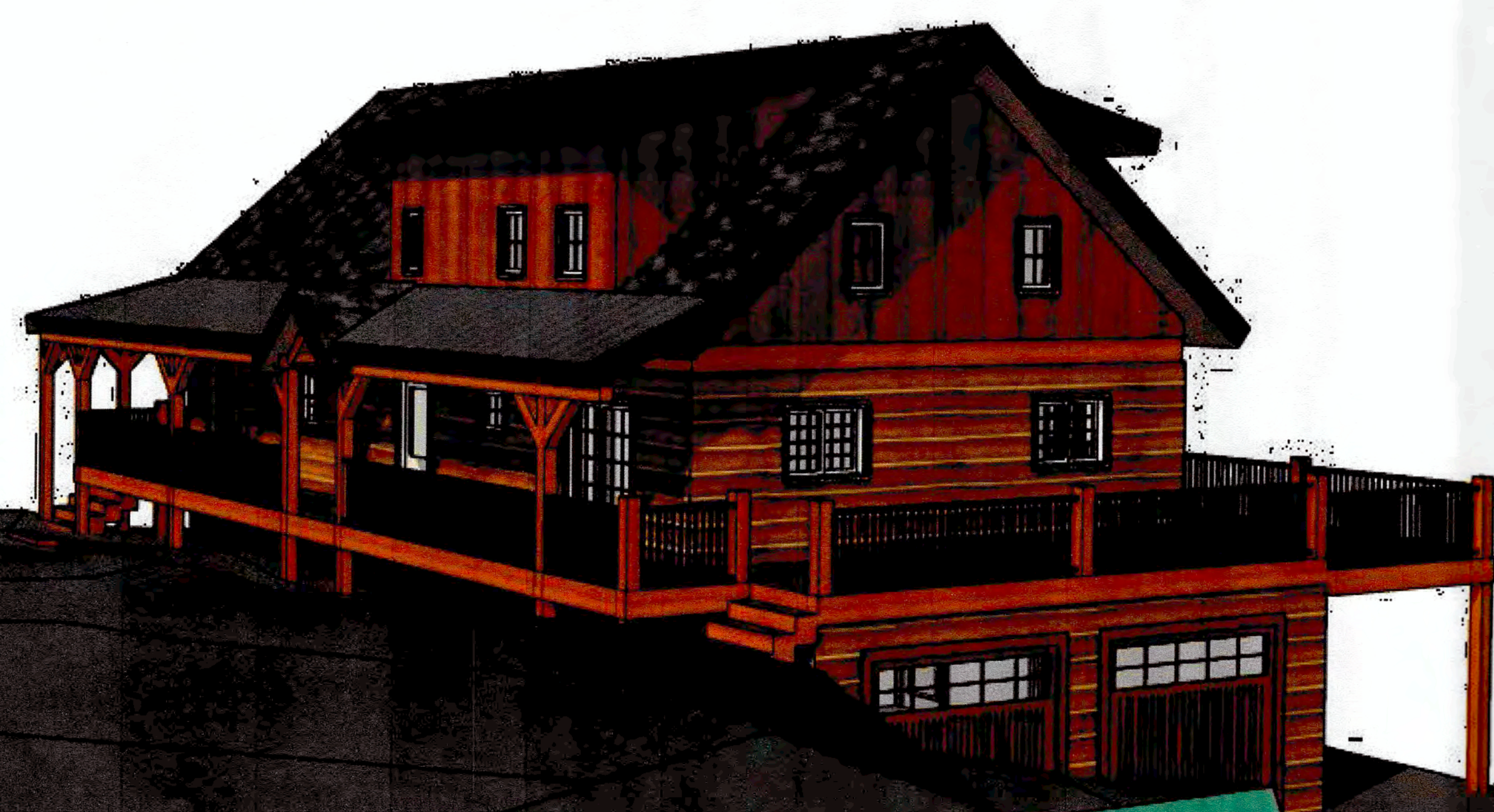
APPROVED \_\_\_\_\_ REJECTED \_\_\_\_\_  
 Architectural Control Committee review is only for general compliance  
 with PAYETTE RIVER SUBDIVISION NO. 2 DECLARATION OF  
 COVENANTS, CONDITIONS AND RESTRICTIONS.  
 DATE 12/12/20 BY *[Signature]*  
 COUNTY REPRESENTATIVE  
 LOT# 66 HOUSE 907

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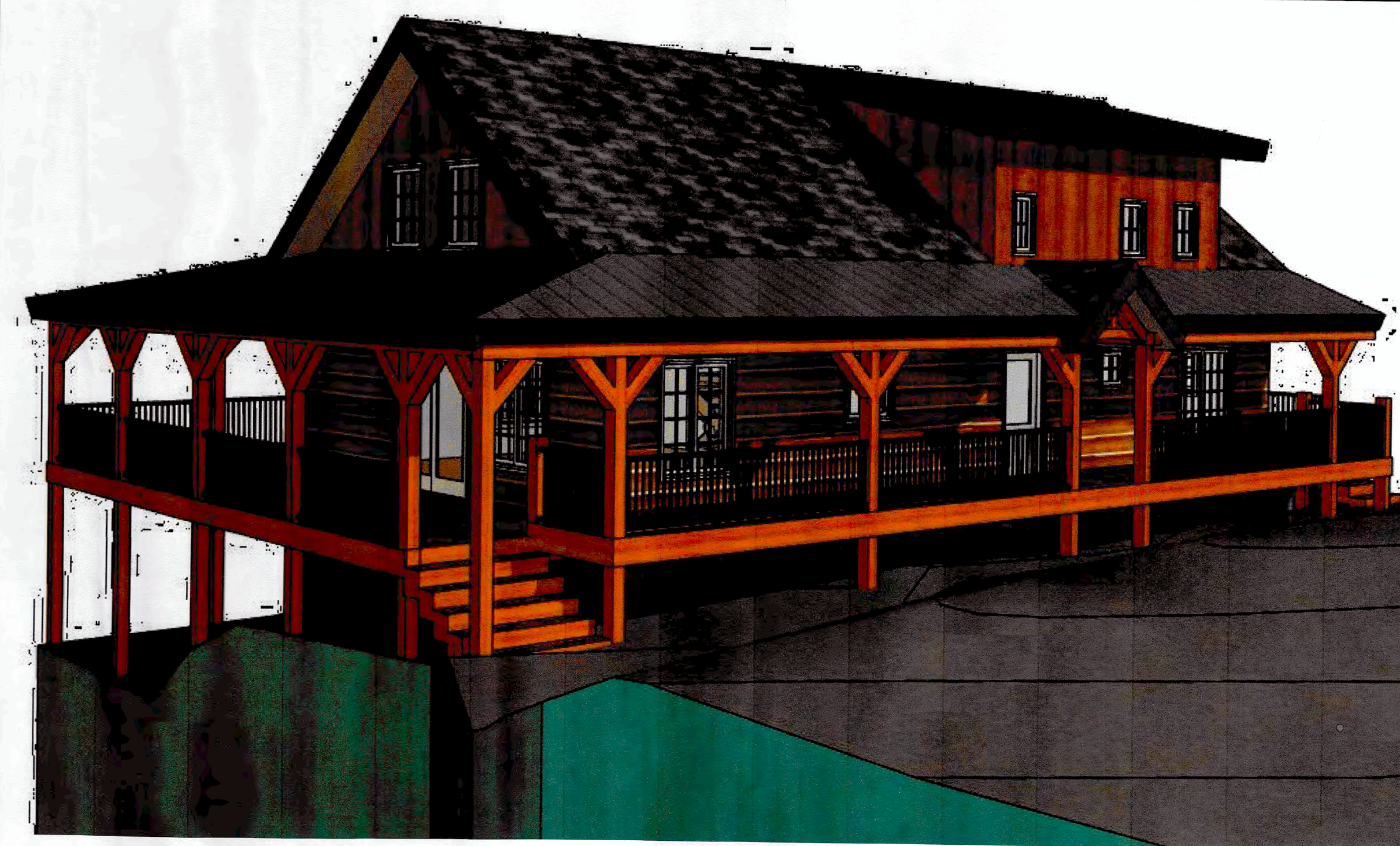
**mbpi**  
 ARCHITECTURE

© 2019 MDPI  
 SUSEMIHL - VANNOY

MOON DRIVE VIEW  
 NOT TO SCALE



SOUTHWEST VIEW  
 NOT TO SCALE



NORTHWEST VIEW  
 NOT TO SCALE

DATE: 9/18/20

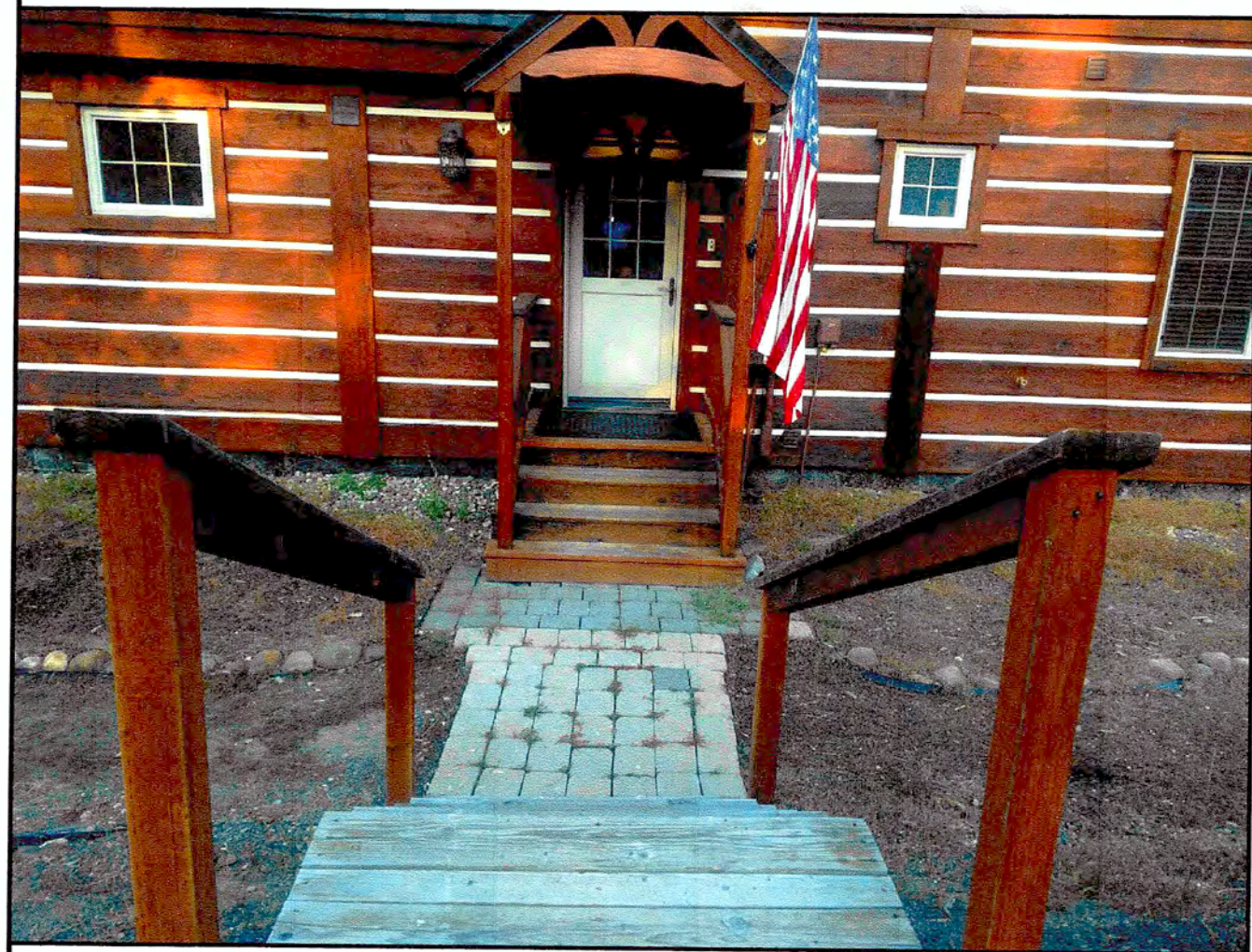
DRAWN BY: \_\_\_\_\_

PRELIMINARY-  
 NOT FOR  
 CONSTRUCTION

**DR2**

DEBBIE SPADE  
 ENTRY UPDATE  
 210 MOON DRIVE,  
 McCALL, VALLEY COUNTY

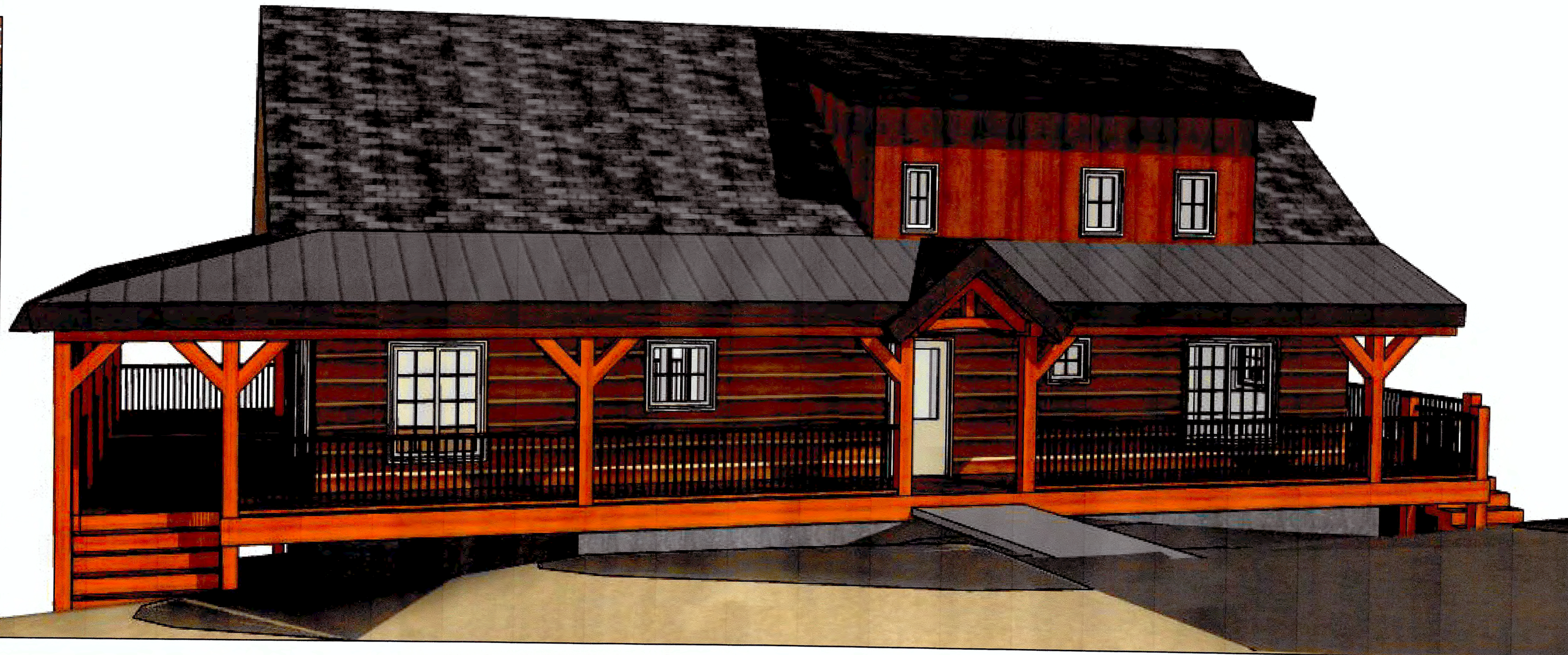




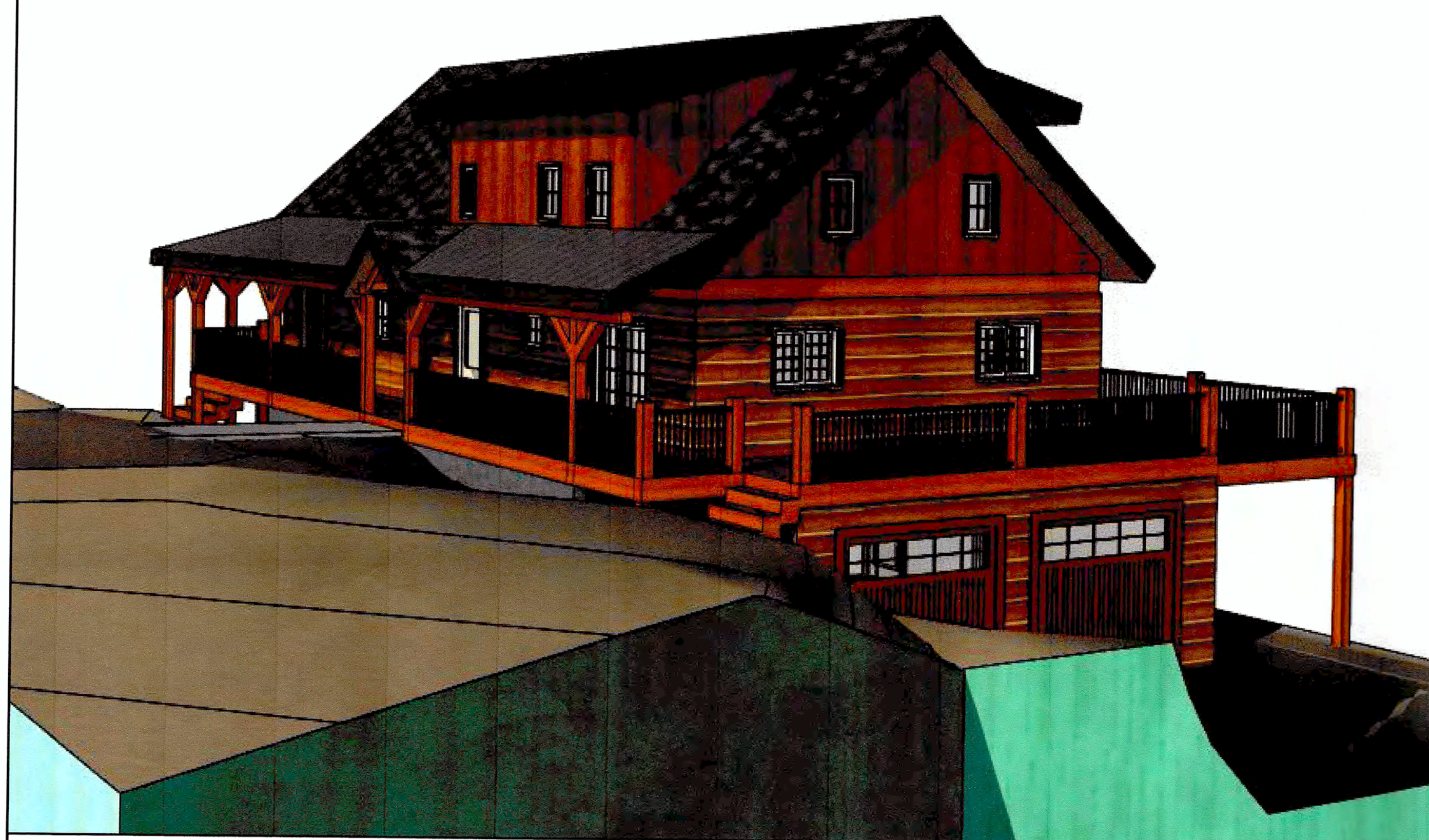
EXISTING ENTRY (WEST) SIDE OF HOUSE



EXISTING ENTRY (WEST) SIDE OF HOUSE



MOON DRIVE VIEW  
NOT TO SCALE



SOUTHWEST VIEW  
NOT TO SCALE



NORTHWEST VIEW  
NOT TO SCALE

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PO Box 729  
McCALL, IDAHO 83638  
208-634-5707  
SUSEMIHL - VANNOY  
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SITE AND CLIMATE SPECIFIC  
ARCHITECTURE

DATE: 10/27/20

DRAWN BY:

PRELIMINARY-  
NOT FOR  
CONSTRUCTION

DEBBIE SPADÉ  
ENTRY UPDATE  
210 MOON DRIVE,  
McCALL, VALLEY COUNTY

DR3