

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 26-006 Merrick Setback Variance FEE \$ 250.00

ACCEPTED BY [Signature] DATE 5/22/26

CROSS REFERENCE FILE(S): _____

PROPOSED USE: Relaxing rear + highwater setback for repair of deck

Shared Driveway Setback Variance Other

Applicant Name JOSEPH LARREA

Applicant Signature [Signature] Date 05.18.2026

Mailing Address 2506 W REGAN AVE BOISE IDAHO 83702

Phone 801.652.3880 Email jlarrea@babcockdesign.com

Property Parcel Number See topographic survey

Subdivision (if applicable) _____

Parcel Physical Address 2090 Payette Drive McCall Idaho

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.

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, and
- 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.

Procedure:

- When an application has been submitted, it will be reviewed in order to determine compliance with application requirements. A hearing date will be scheduled only after an application has been accepted as complete or if applicant requests the hearing in writing.
- The fee set by resolution of the Board of County Commissioners shall accompany the variance application.
- An application for a variance shall be reviewed by the Administrator and the Planning & Zoning Commission in accordance with Valley County Code Section 9-5H-11. The Administrator shall post notice of the public hearing to the applicant, adjoining property owners, and the public in accordance with Section 9-5H-6B.
- A variance may be granted if the Planning & Zoning Commission makes specific findings of fact based directly on the particular evidence in the application which support conclusions that the above conditions have been met by the applicant.
- Within ten (10) days after a decision has been rendered, the Administrator or staff shall provide the applicant with written notice of the action by regular mail if so requested by the applicant.
- The Planning & Zoning Commission's decision shall be a recommendation to the Board of County Commissioners.
- The County Clerk, upon receipt of a recommendation from the Commission, shall set the item on the agenda of the Board at the earliest possible regular Board meeting.
- The Board shall consider and act upon the Commission's recommendations by following the procedures outlined in Valley County Code Section 9-5H-11.
- A permit for the variance may be issued by the Administrator or staff after approval of the Board of County Commissioners.
- Subject to Idaho Statute 55:22 Underground Facilities Damage Prevention.

To: Valley County Planning and Zoning
PO Box 1350 700 South Main Street
Cascade Idaho 83611

From: Joe Larrea Applicant for the Merrick Family
2506 W Regan Ave
Boise Idah 83702

Atten: Cynda Herrick

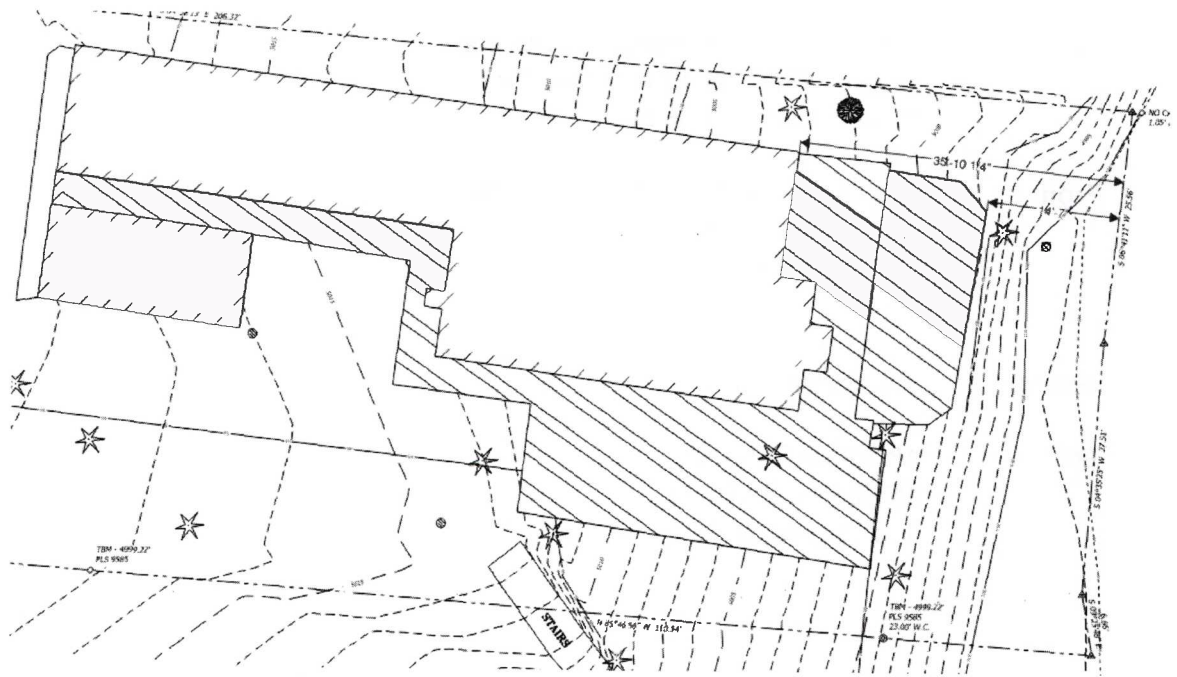
For: Variance Request
2090 Payette Drive
McCall Idaho

The Merrick Family respectfully requests approval of a variance for the existing front setback encroachment associated with the lake cabin located at 2090 Payette Drive, McCall, Idaho.

The Merrick family has owned and maintained this property continuously for more than 50 years. The existing deck has been in its current location for many years and is situated within the required 50-foot setback. Due to age and deterioration, the deck now requires replacement to ensure safety and compliance with current building standards.

The proposed work is limited to rebuilding the existing deck in kind and in the same location. The request does not seek to expand the footprint, increase the encroachment, or intensify the existing use of the property. The intent is solely to replace the aging structure and bring it into compliance with current building code requirements while maintaining the established character of the cabin and site.

A topographical survey has been provided identifying the existing deck location and documenting the current setback conditions. The replacement deck is currently being engineered, and complete construction documents will be submitted separately through the Building Department for permit review and approval.



Granting this variance would allow the Merrick Family to preserve the longstanding character and functionality of the property while improving safety and structural integrity. The request is minimal in nature, consistent with the existing development pattern, and does not adversely impact neighboring properties or the surrounding area.

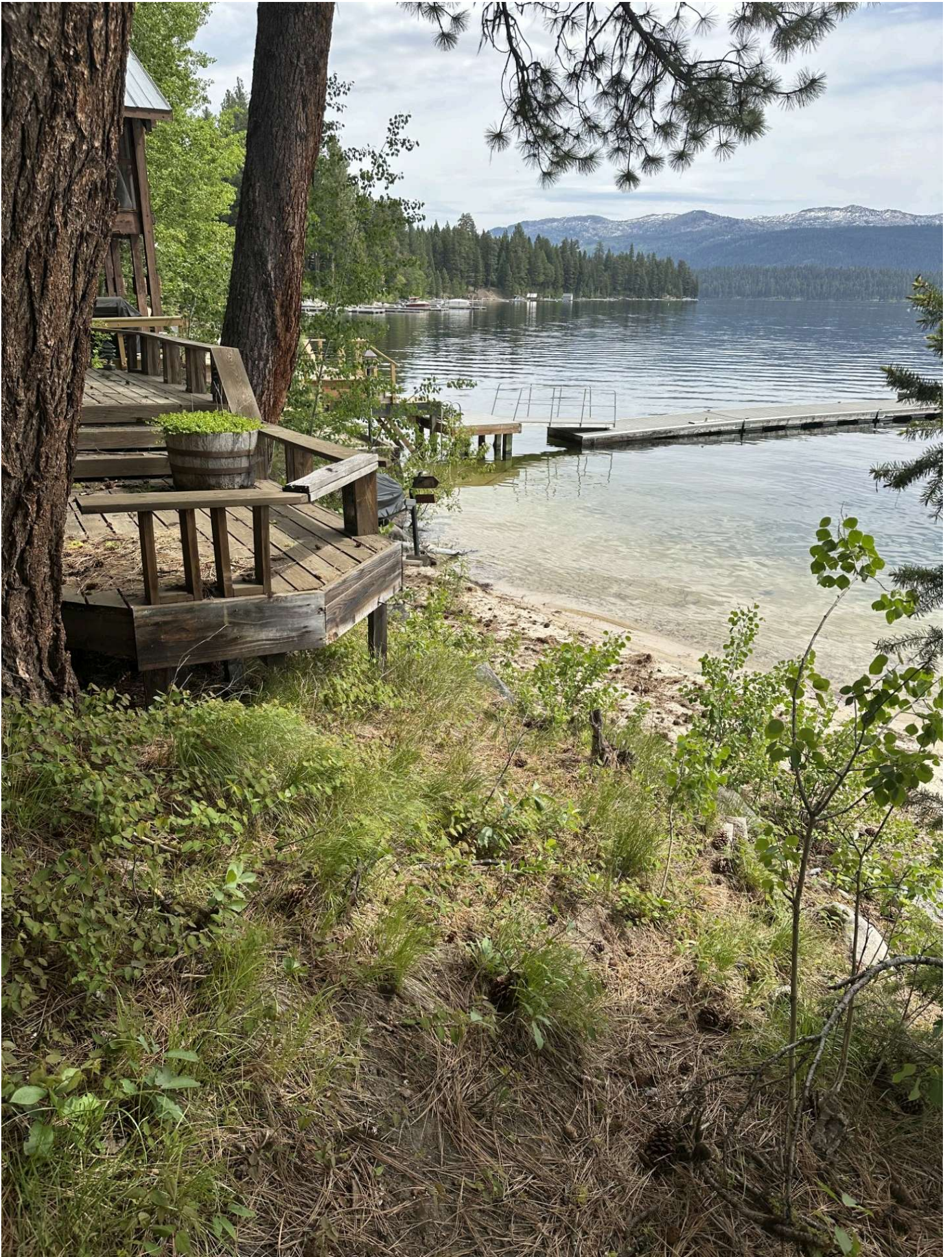
We respectfully request approval of the variance to allow the deck to remain in its existing location and be reconstructed in kind.

Best Regards,

Joseph Larrea
Babcock Design Group
Boise Idaho

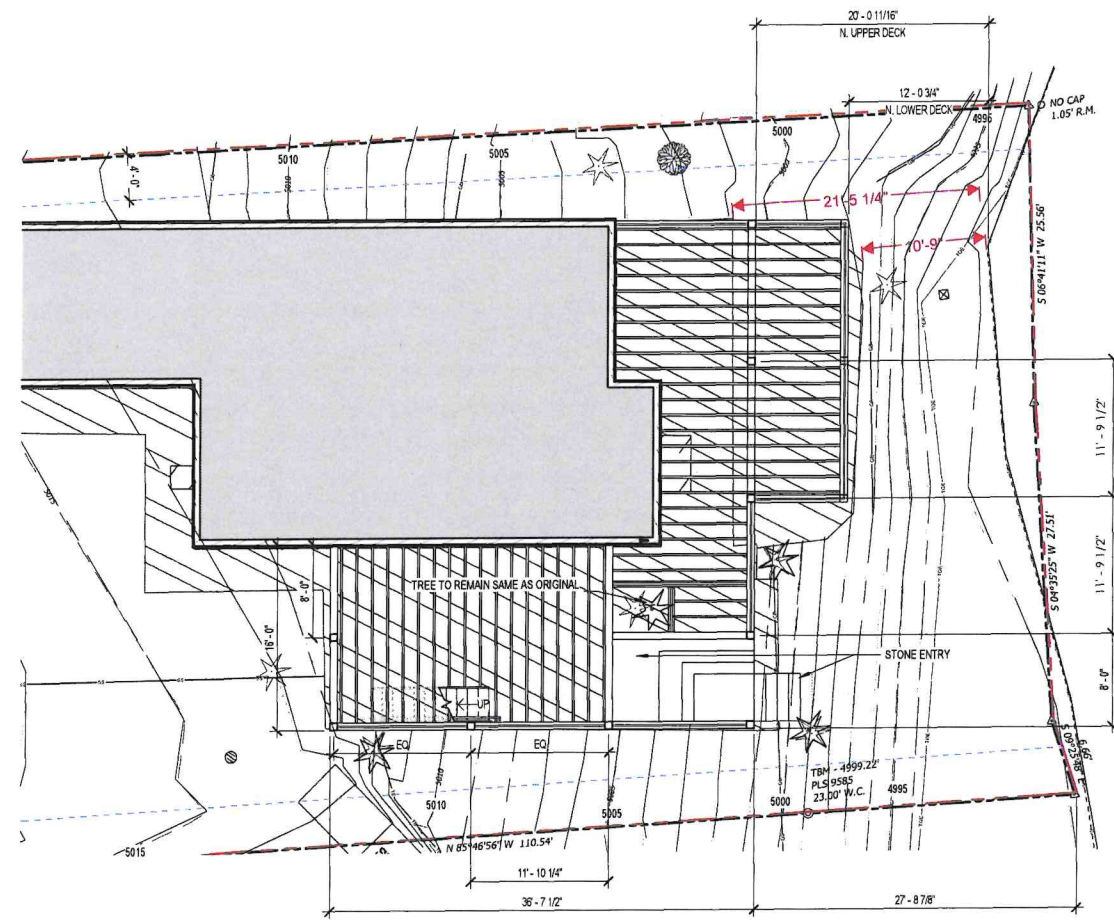




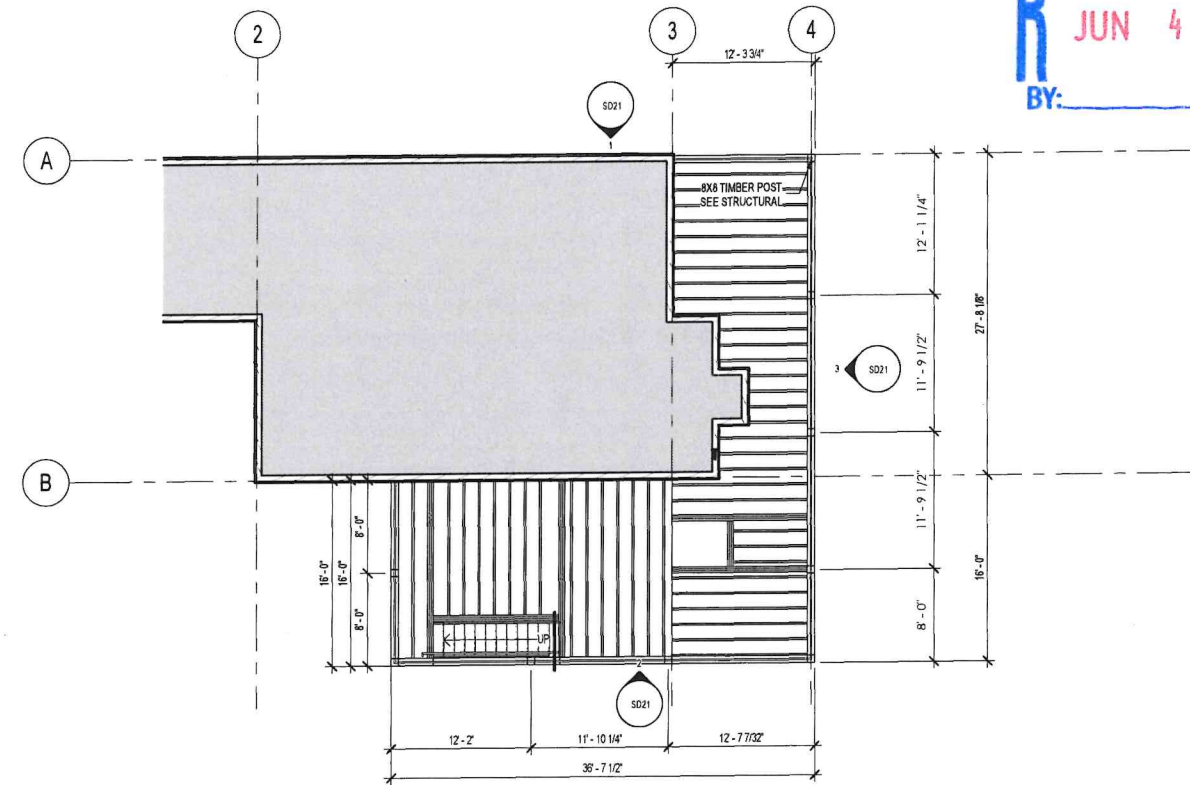




RECEIVED
JUN 4 2026
BY: _____



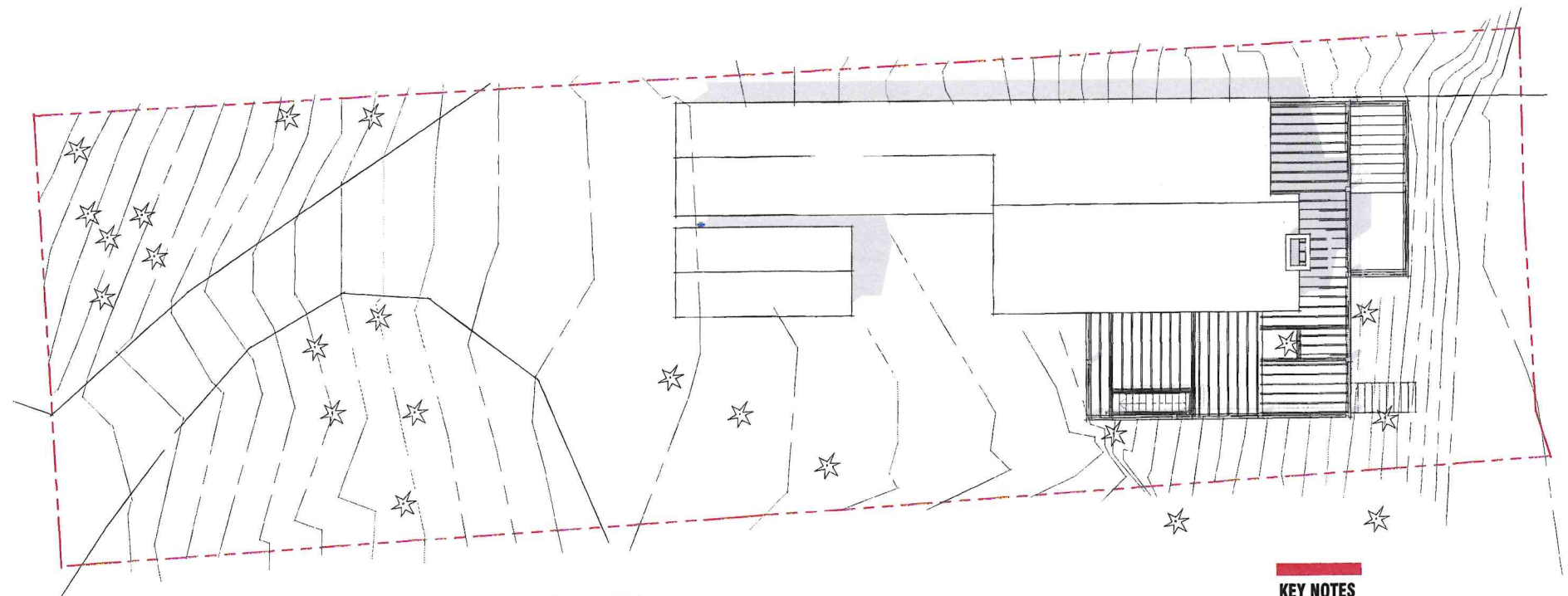
1 LOWER DECK
1/8" = 1'-0"



3 UPPER DECK
1/8" = 1'-0"



EXISTING DECK

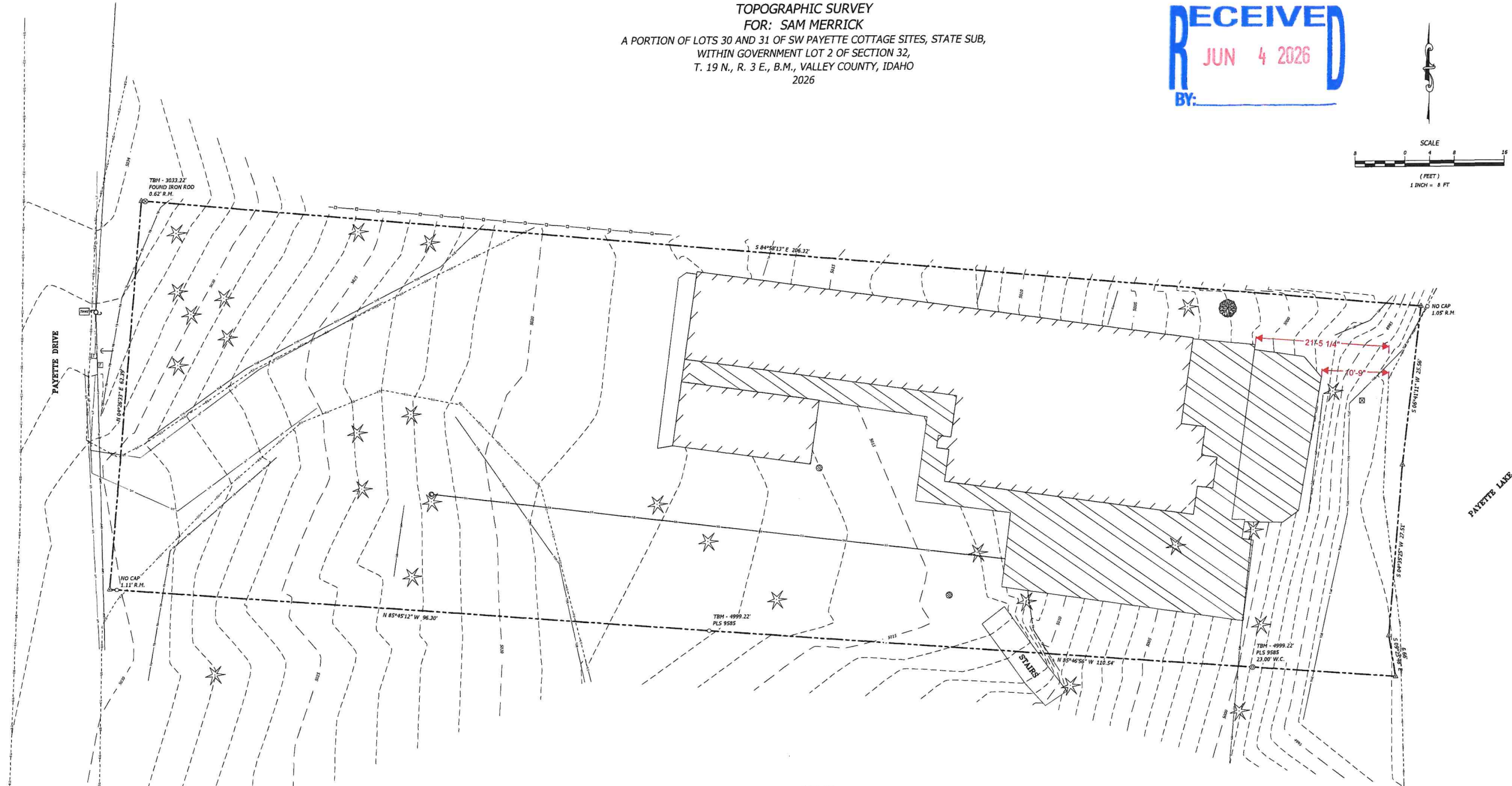
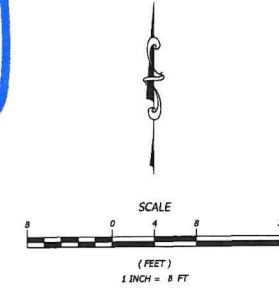


2 SITE PLAN LAKE
3/32" = 1'-0"

KEY NOTES

TOPOGRAPHIC SURVEY
 FOR: SAM MERRICK
 A PORTION OF LOTS 30 AND 31 OF SW PAYETTE COTTAGE SITES, STATE SUB,
 WITHIN GOVERNMENT LOT 2 OF SECTION 32,
 T. 19 N., R. 3 E., B.M., VALLEY COUNTY, IDAHO
 2026

RECEIVED
 JUN 4 2026
 BY: _____



FEMA NOTE:
 THIS PARCEL LIES WITHIN ZONE X:
 PER MAP NO. 16085C0700C, EFFECTIVE DATE 2/1/2019.
 ZONE X: AREA OF MINIMAL FLOOD HAZARD.

NOTES:
 1. VERTICAL DATUM IS BASED ON GPS STATIC SURVEY AND AN OPUS SOLUTION TO ESTABLISH NAVD 88 ELEVATIONS.
 2. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND UTILITY COMPANY MAPS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES ARE SHOWN IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

LEGEND	
	PROPERTY BOUNDARY LINE
	EXISTING BUILDING
	EXISTING EDGE OF CONCRETE
	EXISTING EDGE OF GRAVEL
	EXISTING MEAN HIGH WATER
	EXISTING SEWER LINE
	EXISTING OVERHEAD POWER
	EXISTING UNDERGROUND TELEPHONE
	EXISTING TOP OF BANK
	EXISTING GRADE BREAK
	EXISTING TOE OF SLOPE
	EXISTING WOOD FENCE
	EXISTING 1' CONTOUR
	EXISTING 5' CONTOUR
	EXISTING CLEANOUT
	EXISTING SPRINKLER HEAD
	EXISTING UTILITY POLE
	EXISTING POLE ANCHOR
	EXISTING ELECTRIC TRANSFORMER
	EXISTING TELEPHONE RISER
	EXISTING SATELLITE
	FOUND 5/8" REBAR AS NOTED
	FOUND 1/2" REBAR AS NOTED
	FOUND IRON PIPE
	CALCULATED POINT
	EXISTING DECK
	EXISTING DECIDUOUS TREE
	EXISTING CONIFER TREE

DATE	DESIGNED BY:	DRAWN BY:	CHECKED BY:	PROJECT #												
5/2026	LH	LH	AR	126045												
SHEET: I OF 1				PROJECT # 126045-TOPO												
TITLE: TOPOGRAPHIC SURVEY GOVT LOT 2, SEC. 32 VALLEY COUNTY IDAHO																
OWNER/DEVELOPER: SAM MERRICK																
2030 S. WASHINGTON AVE. EMMETT, ID 83617 (208) 398-8104 FAX (208) 398-8105 WWW.SAWTOOTHLS.COM																
<table border="1"> <thead> <tr> <th>NO. BY</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					NO. BY	DATE	DESCRIPTION									
NO. BY	DATE	DESCRIPTION														