

Doug & Cindy Smith
#4 Moonglow Drive
Garden Valley, Idaho 83622

We're applying for a setback variance for a personal residence: a variance from setbacks, 15 feet the center of the roads and 2 feet from the side lot lines.

We purchased the lot #4 Moonglow Drive, Garden Valley, Idaho in January 2022. In the Spring of 2022, we had the lot surveyed. Upon the survey results we scheduled an appointment at Planning & Zoning to discuss options for the possibility of a variance adjustment.

We were spending the weekend in Garden Valley, while at the lodge we ran into the Terrace Lakes developer and mention we had scheduled an appointment with Planning and Zoning regarding a variance change. That's when she said, Terrace Lakes could issue the variance and we do not need the county approved variance, as Terrace Lakes owns and maintains the roads.

The information we received from Terrace Lakes reads as follows;

"This agreement is between Terrace Lakes Recreation Ranch, Inc. and the owners and/or assigns of the property know as 4 Moonglow Drive, Garden Valley, Idaho, 83622. Legally described as Lot 44, Block 13, Terrace Lakes Recreation Ranch Unit No. 8, Boise County, Idaho.

The purpose of this agreement is to state that the Corporation as the developer is giving the owner of the above lot a variance on the setbacks as specified in the Protective Restrictions & Covenants and the right to build with a setback 15 feet from the center of the roads and 2 feet from the side lot lines."

Once we received the notarized document from Terrace Lakes, we had it recorded (Instrument #280588 see attached). Based on this information, we thought we were good to go so we cancelled our meeting with Planning & Zoning.

We then started working with an architect to design our dream home based on the recorded setbacks. We received engineered plans. We applied for and received a septic permit.

We met with many builders and have found the one we want to build us our home. He tried to get a building permit and was denied due to the fact we didn't have approved county variance setbacks.

We're applying for this setback variance because our property is only .17 acres, which is less than 1/5 of an acre. Our lot is very peculiar because there is a road in the front and the back of our property, which majorly limits our building footprint considering the county setbacks of 20 feet from property lines on each road. The side lot lines are 66.5 feet on one side and 80 feet on the other side. The neighbor on the 66.5 foot side built their garage right on our property line, which is why we are trying to crowd our house to the 80 foot side of the lot where there is more room.

Both bordering neighbors on the side property lines are supportive of the setback variance we are seeking. Our lot is on a ridge line, our front and back neighbors are down the hill from us, below the roads so there would be no obstruction to any of our front or back neighbors.

We designed a single level home to accommodate us now and for our future. But mostly because Doug's 89 year old Mother will be living there with us. She walks with cane and not able to climb stairs. We would like her to enjoy her remaining years with us in our mountain home.

Please consider approving our requested setbacks variance, not to create further undue hardship on us. We appreciate you and your time.

Sincerely,

Doug & Cindy Smith