

Dear Boise County Planning and Zoning Board Commissioners,

We are writing you and applying for a Land Variance on our property of TBD Sunrise Dr. Timbers One Subdivision, Lots 1 + 2. For this variance application, we are asking for all setbacks to be removed from each of the lots, RP072TI0000010 and RP072TI0000020 due to the direct nature of the size of these lots, 0.04 and 0.03 acres, respectfully. Timbers One subdivision, within Terrace Lakes, was zoned with multiple townhouse lots that are connected and “grandfathered in” to have no setbacks and are built on the entirety of their lots. Currently, Lots 1 + 2, that we own, do not have existing structures on them and are governed by setbacks on the sides and front/back per Boise County. RP072TI0000010 and RP072TI0000020 are bare land lots at the end of the line of existing townhomes. It is not in our interest to connect to the existing structures due to some aging of the structures and safety issues.

Because of the characteristics of Lots 1 + 2 of Timbers One, having the setbacks of 10’ from each side of the property line, it would give us 0’ and 5’ on each lot to build on as RP072TI0000010 is 25’ wide and 65’ long, RP072TI0000020 is 20’ wide and 65’ long. There is undue hardship for my family to build on our land due to how the lots were zoned, without setbacks, in the past.

This variance application, and removal of setbacks on RP072TI0000010 and RP072TI0000020 would not be in conflict of public interest or the general land conditions in the vicinity of the application, as all of the neighboring lots/structures are already built across the entirety of their respective lots and connected to each other. For each lot in Timbers One, there is a “common area” easement behind each lot that is permissible for septic. We have our permit through the CDH for the use of septic, out of the realm of our property lines in this “common area”, similar to the existing structures of Timbers One.

Also, this variance application will not be a material detriment to public health, safety or welfare to the neighboring property owners. If anything, approval of these setback removals would better the public health, safety and welfare of the neighboring property owners, as we would not be connected and built up to their existing property lines. Reducing fire risk by not being connected and other safety issues with weather wear and tear, water damage, by not having connected roofing/firewalls, etc..

We are writing to you and submitting our application for these setback removal variances through Boise County to remove the undue hardship for the unique characteristics of our properties. By doing so, we will remain within Boise County’s Planning and Zoning governance and stay within code for future building applications/permits. Without these variances, we will not be able to build anything on our land that we purchased, except for placing an RV/Trailer on the property, which would be more detrimental to our existing neighbor’s property. We hope you use this narrative as discussion points in review of our application. With approval, our family will be able to enjoy our land in Terrace Lakes, which I have had the pleasure of experiencing for the last 30 years. Thank you for your consideration.

Best,

Austin and Jordan McCoy

