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 # [redacted]

FILE # VAR 26-009 FEE $ 290

ACCEPTED BY [signature] DATE 10/20/26

CROSS REFERENCE FILE(S):

PROPOSED USE: Variance of lot coverage, ~~[illegible]~~ reducing coverage but still not compliant

☐ Shared Driveway ☐ Setback Variance ☒ Other

Applicant Name Kimberlee Peterson

Applicant Signature [signature] **Date** 10-16-26

Mailing Address 4533 N. Trail Blazer PL
Meridian, ID 83646

[redacted] **Email** [redacted]

Property Parcel Number Edwards Ranch Sub #1, NE ½ lot 55

Subdivision (if applicable) Edwards Ranch Sub

Parcel Physical Address 12924 Norwood Rd. Donnelly, ID 83615

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.

BEFORE THE VALLEY COUNTY PLANNING AND ZONING COMMISSION
RE: REQUEST FOR VARIANCE – REPLACEMENT OF EXISTING GARAGE

Property Address: 12924 Norwood Rd, Donnelly, ID 83615
Parcel Number: Edwards Ranch Sub #1, NE ½ lot 55
Applicant(s): James Christian and Kimberlee Peterson

Dear Members of the Valley County Planning and Zoning Commission:

We respectfully submit this letter in support of our request for a variance to allow us to remove our existing garage, which has been in place since **1954**, and construct a new, smaller garage in substantially the same location.

We understand and respect Valley County's zoning requirements, including the applicable setback requirements. We also recognize that the existing garage does not conform to the current setbacks. Our request is not intended to circumvent the County's zoning regulations or create a greater nonconformity. Rather, we are asking for reasonable relief that would allow us to replace a long-standing, nonconforming structure with a **smaller, safer, and more compatible structure** while reducing, rather than increasing, the overall impact on the property.

We believe the circumstances of this property present a reasonable basis for a variance and that the proposed project satisfies the underlying purpose of the zoning regulations while minimizing any potential impact on neighboring properties and the surrounding area.

I. The Existing Garage Is a Long-Standing Structure

The existing garage has been part of this property since **1954**, well before the current zoning requirements were established.

We have been coming to this property since the early 2000s and have always intended to eventually make this area our full-time home. We anticipate retiring within approximately the next two years and would like to responsibly improve the property in preparation for that transition.

The existing garage is an older structure that does not conform to the current setback requirements. Specifically, it is approximately **9 feet from the west, street-side property line**, and is located along the **north property line**.

We are not seeking to enlarge the existing nonconforming structure. Instead, we are proposing to remove it entirely and replace it with a substantially smaller garage.

II. The Property Presents Unique Site Conditions and Practical Hardship

The circumstances giving rise to our request are specific to the physical characteristics and existing development of our property.

There is approximately a **2-foot elevation change over only 10 feet between the street and the existing garage**. This creates a significant practical problem, particularly during winter weather. When the driveway and surrounding area become icy, we are unable to safely pull into the garage because of the risk of losing traction and sliding into the structure.

This condition is not something that can reasonably be eliminated simply by complying with the current setback requirements. The existing configuration, topography, and location of the garage have been established for many decades.

Strict application of the current setback requirements would effectively prevent us from replacing the existing garage in a practical location that continues to serve the purpose for which the garage is intended.

The hardship we are presenting is therefore based upon the **unique physical characteristics and longstanding development of this particular property**, rather than a desire to obtain a larger building or a more intensive use of the property.

III. The Proposed Garage Is Smaller and Reduces the Existing Nonconformity

A particularly important consideration is that the proposed project would **reduce the physical footprint of the existing garage**.

The existing garage measures approximately:

26.25 feet × 48.9 feet = approximately 1,283.63 square feet.

The proposed garage would measure approximately:

24 feet 4 inches × 41 feet 4 inches = approximately 1,006.56 square feet, including the eaves.

The proposed structure would therefore reduce the garage footprint by approximately **277 square feet**.

We believe this demonstrates that the requested variance is not being used to expand the intensity of the existing development. To the contrary, we are voluntarily reducing the size of the structure while retaining its general location.

IV. The Variance Requested Is the Minimum Necessary

We have attempted to design the smallest garage that will reasonably meet our needs while allowing us to replace the existing structure.

The proposed garage is approximately **40 feet long by 23 feet wide**, with 8-inch eaves, resulting in an overall footprint of approximately 1,006.56 square feet.

We are not requesting a larger garage than necessary, nor are we seeking to expand farther into the property. The proposed dimensions represent a significant reduction from the existing structure.

We believe granting the variance for the replacement structure in substantially its existing location is the **minimum relief necessary** to allow us to remove the 1954 garage and construct a practical replacement.

Requiring complete compliance with current setbacks could force the garage into a location that may create additional site impacts, require substantially different site development, or make the replacement impractical. Maintaining substantially the existing location while reducing the structure's size provides a reasonable balance between compliance with current zoning objectives and the unique circumstances of the property.

V. No Adverse Impact on Neighboring Properties

The proposed project is not expected to create an adverse impact on neighboring properties.

The new garage will have a smaller footprint than the existing garage, and we are not proposing to increase the existing intensity of development.

Our intent is also to construct a garage that **emulates the established character of the surrounding neighborhood**. We want the new structure to be compatible in appearance, scale, and character with the homes and structures already present in the area.

Rather than introducing a larger or incompatible structure, the project would replace an older garage with a modern structure that is more consistent with the surrounding neighborhood.

We believe this will result in an overall visual improvement to the property.

VI. Adequate Open Space and Protection of Drainage

There is substantial open space between our home and the lake.

There are approximately **154 feet of grass between the high-water mark and our existing structure**. This provides a significant area for natural absorption of stormwater and runoff.

The proposed garage will have a smaller footprint than the existing garage, leaving additional area available for natural drainage and absorption.

Our existing house footprint is approximately **1,267.88 square feet**, based upon dimensions of 34.5 feet by 36.75 feet. There is also a 9-foot by 34.5-foot front patio, approximately **310 square feet**, and a 6-foot by 27-foot deck, approximately **162 square feet**. The deck uses composite decking material that allows water to drain through it.

The proposed project does not eliminate the substantial grassy area between the structures and the lake. We believe the existing open area provides ample opportunity for runoff to naturally absorb into the ground.

VII. Reduction in Hardscape

We also propose to reduce the amount of hardscape associated with the connection between the garage and the house.

The existing cement pathway is approximately **64 square feet.**

Under the proposed design, we would replace this with a much smaller covered walkway connecting the new garage to the house, approximately **4 feet by 6 feet**, or **24 square feet**.

This represents an additional reduction of approximately **40 square feet of hardscape**.

Accordingly, the project will reduce both the garage footprint and the associated walkway footprint.

VIII. The Request Is Consistent With the Purpose of the Zoning Regulations

We recognize that setback requirements serve important purposes, including protecting neighboring properties, maintaining appropriate separation between structures, preserving neighborhood character, and addressing safety, drainage, and land-use concerns.

We believe our proposal advances those objectives rather than undermining them.

The proposal:

- Replaces a structure that has existed since 1954.
- Reduces the existing garage footprint by approximately 277 square feet.
- Reduces the existing cement walkway by approximately 40 square feet.
- Does not increase the intensity of the use of the property.
- Preserves approximately 154 feet of grassy area between the high-water mark and the structures.

- Maintains substantial open space for natural drainage.
- Addresses an existing winter safety concern associated with the slope between the street and garage.
- Provides a modern structure that will better reflect the character of the surrounding neighborhood.
- Avoids creating a larger or more intrusive structure.
- Limits the requested relief to what is reasonably necessary to replace the existing garage.

IX. The Variance Would Not Confer an Unfair Advantage

Our request is not based upon a desire to obtain additional development rights or increase the value or intensity of the property beyond what is already present.

We are asking for the ability to replace an existing garage that has been in place for approximately **72 years** with a smaller structure.

The proposed garage is approximately **277 square feet smaller** than the existing garage. We are also reducing the associated walkway by approximately **40 square feet**.

The variance would therefore allow us to modernize and improve an existing property without providing a greater development footprint than currently exists.

X. Conclusion and Request for Approval

We respectfully ask the Valley County Planning and Zoning Commission to consider the totality of the circumstances surrounding this property.

The existing garage has been in place since 1954. The property has unique physical characteristics, including the elevation change between the street and garage. The existing garage does not meet current setback requirements, but replacing it with a new structure that fully complies with current setbacks may not be practical given the existing site configuration.

Most importantly, we are not asking to make the existing nonconformity larger. We are proposing to **remove the existing garage and replace it with a substantially smaller structure**, while also reducing the associated hardscape.

We believe the requested variance represents the **minimum reasonable relief necessary** to allow us to replace the existing garage and address the property's safety and functional needs.

The project will not adversely affect neighboring properties. It will preserve substantial open space and grass between the structures and the lake, maintain natural drainage opportunities, reduce the overall garage footprint, and provide a structure that better fits the character of the neighborhood.

After many years of visiting and enjoying this community, we are looking forward to retiring here and making this our full-time home. We want to make this investment thoughtfully and responsibly, preserving the character of the property and neighborhood while replacing an aging structure with one that is safer, smaller, and more consistent with the surrounding homes.

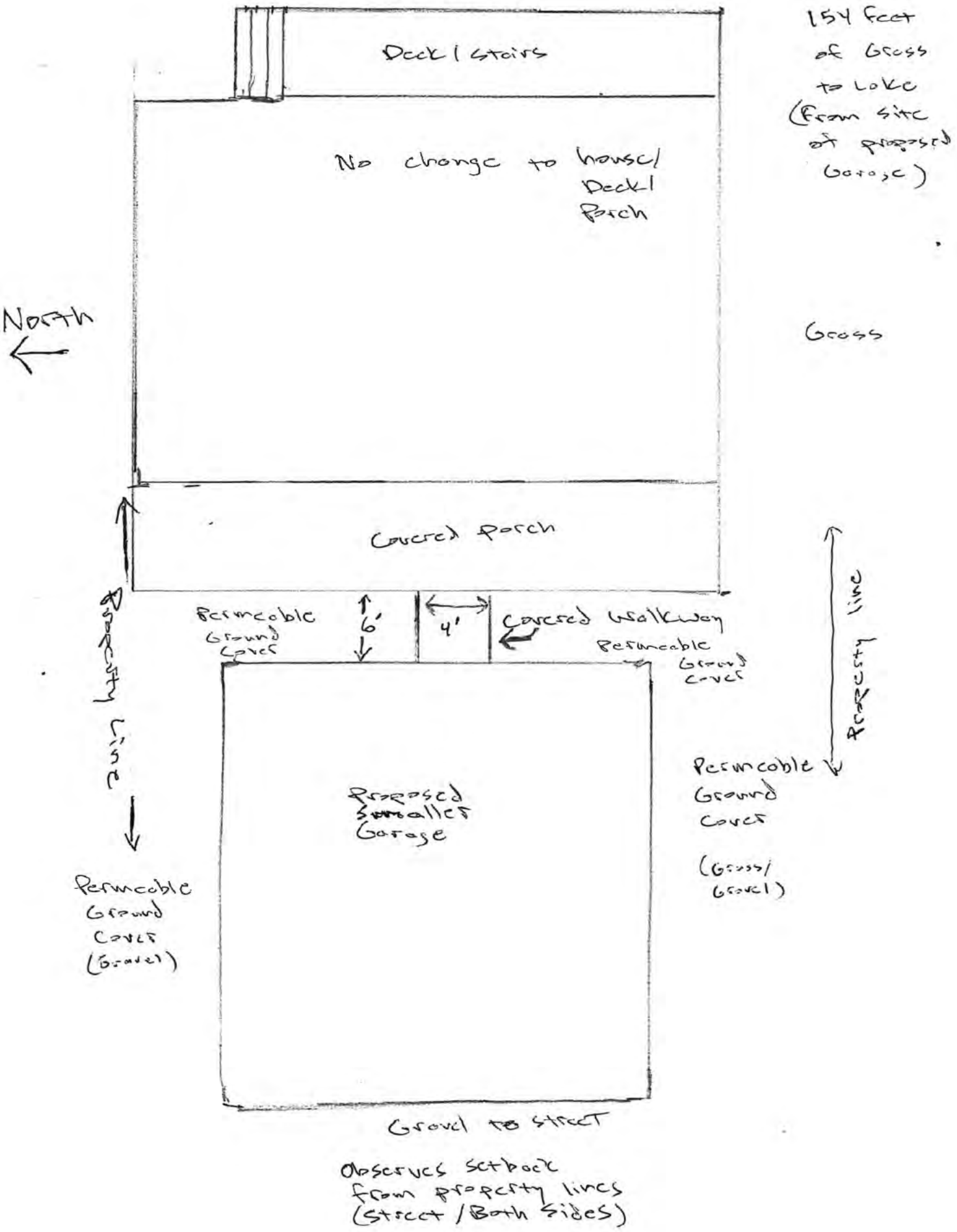
For these reasons, we respectfully request that the Valley County Planning and Zoning Commission **grant the requested variance and allow us to remove the existing garage and construct the proposed replacement garage in substantially its existing location**.

We appreciate the Commission's time, consideration, and service to Valley County. We would be grateful for the opportunity to answer any questions and provide plans, photographs, measurements, or other information the Commission may need in evaluating our request.

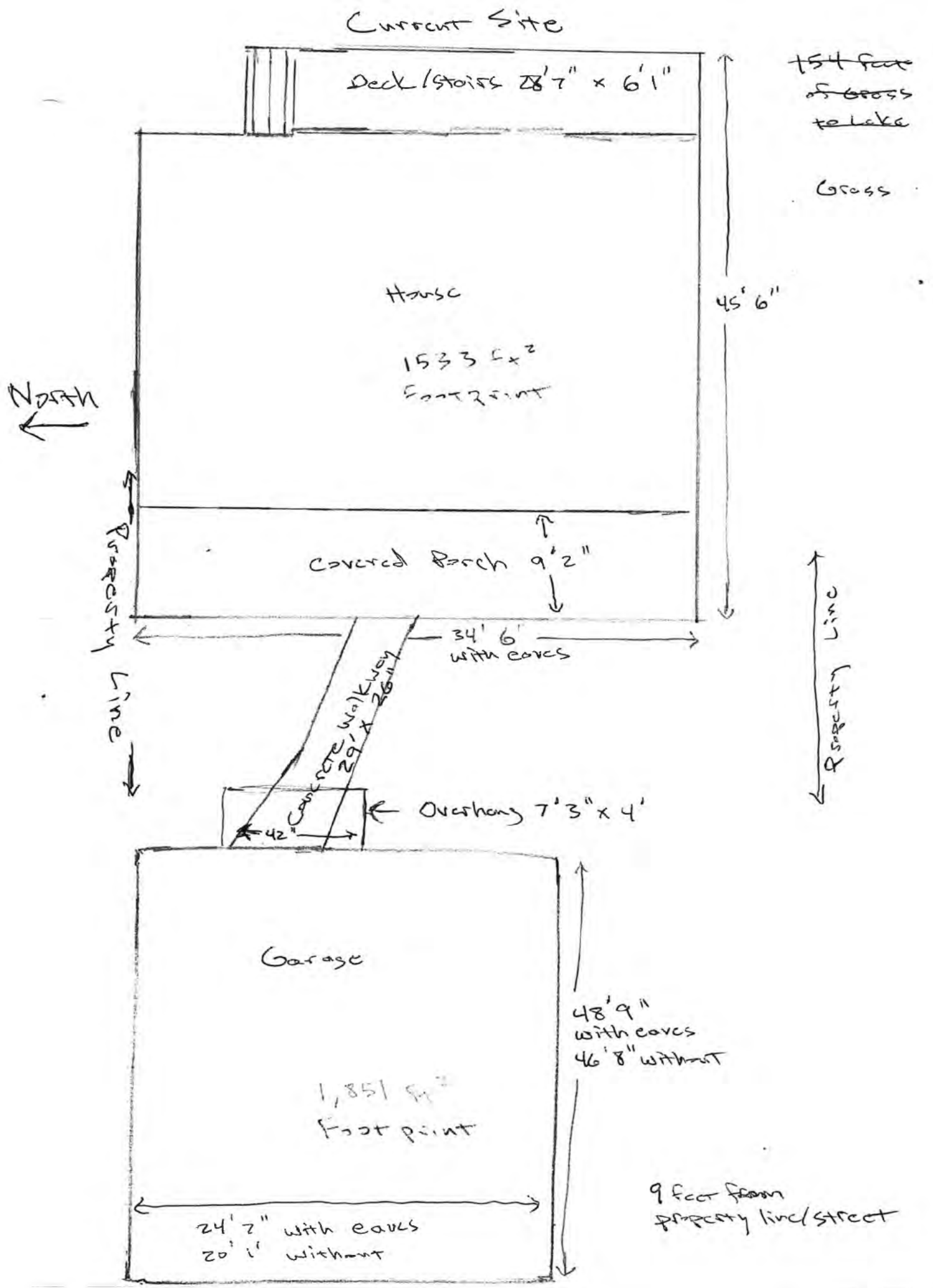
Respectfully submitted,

James Christian and Kimberlee Peterson
12924 Norwood Rd, Donnelly, ID 83615
Edwards Ranch Sub #1, NE ½ lot 55
[redacted]
[redacted]

Site Plan



Observes setback from property lines (Street / Both Sides)


Current Site
Deck/Stairs 28'7" x 6'1"
154 feet
~~of Grass~~
~~to Lake~~
Grass
House
1533 Ft²
Footprint
45' 6"
North
Covered Porch 9'2"
34' 6"
with eaves
Property Line
Property Line
Concrete walkway
29' x 26"
42"
Overhang 7'3" x 4'
Garage
1,851 Ft²
Foot print
48'9"
with eaves
46'8" without
9 feet from
property line/street
24'7" with eaves
20'1" without

Additional information for Valley County Variance

Property Address: 12924 Norwood rd, Donnelly, ID 83615
Parcel Number: Edwards Ranch Sub #1, NE ½ lot 55
Applicants: James Christian and Kimberlee Peterson

-The existing lot coverage=54.84% without the permeable deck
With the permeable deck - 58.3% lot coverage

-Proposed new lot coverage=47.94% without permeable deck
With permeable deck= 51.42%

-The existing garage set back on the west (road side) is 9 ft.

-The proposed set back on the west side (road side) would be 25 ft.

Outlook

additonal information for variance

From chris and kim peterson <[redacted]>
Date Wed 10/21/2026 9:28 AM
To Hannah Smith <hsmith@valleycountyid.gov>

3 attachments (709 KB)
Untitled document (1).docx; New site map.pdf; existing site map.pdf;

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning Hannah,

Here is the additional information for our Variance request for 12924 Norwood Rd, Donnelly, ID 83615, Edwards Ranch Seb #1, NE 1/2 lot 55.

Property Address: 12924 Norwood rd, Donnelly, ID 83615
Parcel Number: Edwards Ranch Sub #1, NE ½ lot 55
Applicants: James Christian and Kimberlee Peterson

-The existing lot coverage=54.84% without the permeable deck
With the permeable deck - 58.3% lot coverage

-Proposed new lot coverage=47.94% without permeable deck
With permeable deck= 51.42%

-The existing garage set back on the west (road side) is 9 ft.

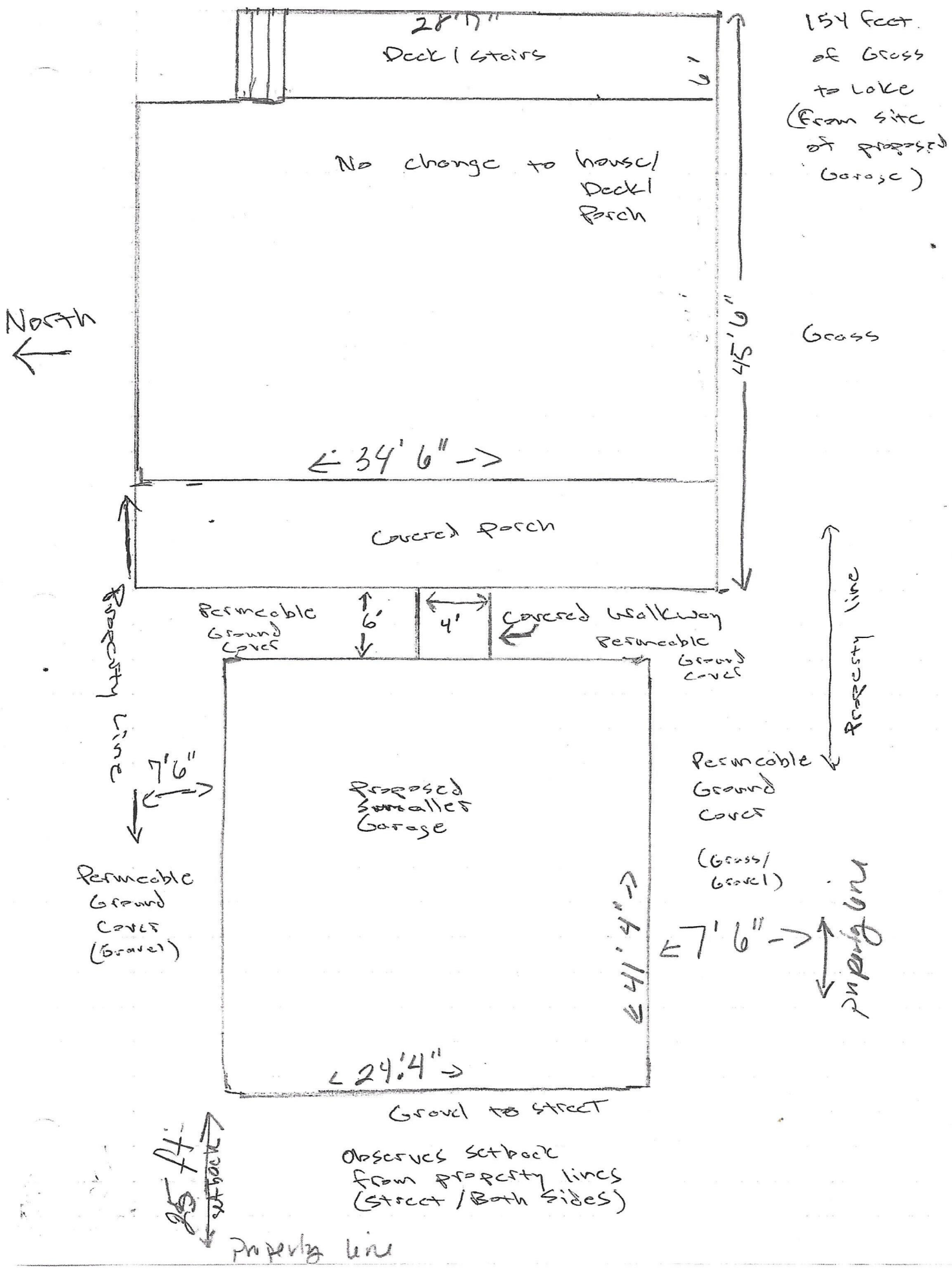
-The proposed set back on the west side (road side) would be 25 ft.

- The set back on the North and South side would be 7.5 ft from the new garage.

I have included the site plan again with updated measurements from the property lines on them.

Thank you so much for reaching out to me.

Kimberlee Peterson


28'7"
Deck / stairs
6'
154 feet of Grass to Lake (From site of proposed Garage)
No change to house/ Deck/ Porch
North
45'6"
Grass
34'6"
Covered Porch
Property Line
Permeable Ground Cover
6'
4'
Covered Walkway
Permeable Ground Cover
Property Line
7'6"
Proposed Smaller Garage
Permeable Ground Cover (Gravel)
Permeable Ground Cover (Grass/ Gravel)
24'4"
24'4"
7'6"
Property Line
Gravel to street
Observes setback from property lines (Street / Both sides)
25 ft
setback
Property line