

Valley County Planning and Zoning Department

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Cascade, ID 83611
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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 # <u>250</u>
FILE #	VAR <u>26-008</u>	FEE \$	<u>250</u>	
ACCEPTED BY	<u>[Signature]</u>	DATE	<u>7/31/26</u>	
CROSS REFERENCE FILE(S): _____				
PROPOSED USE: <u>Replacing non-conforming deck</u>				
☐ Shared Driveway		☒ Setback Variance		☒ Other

Applicant Name Daniel Babineau

Applicant Signature Daniel Babineau Date 7/23/2026

Mailing Address 12875 Longhorn Way
Donnelly, ID 83615

Phone [Redacted] Email [Redacted]

Property Parcel Number SP001750010250

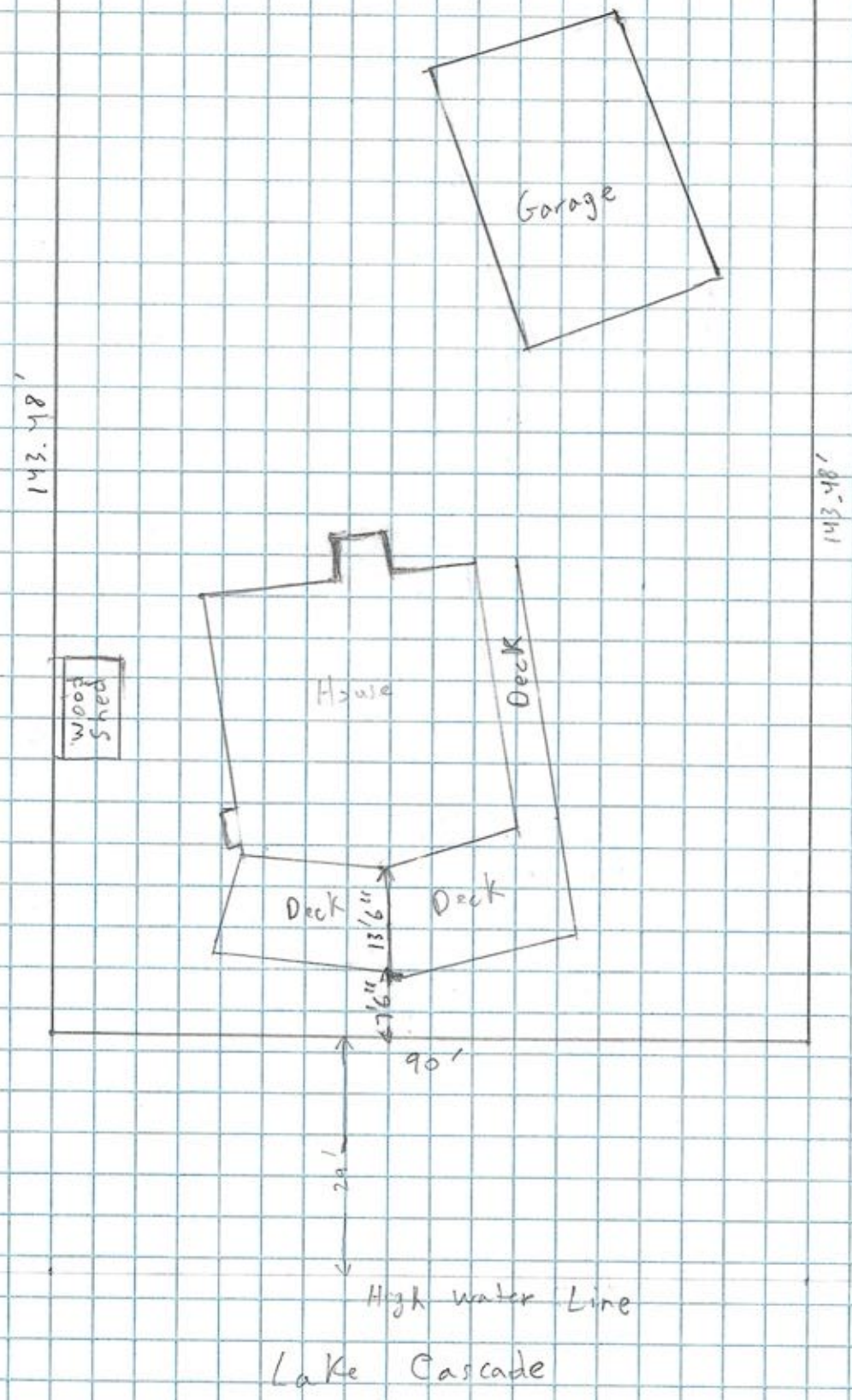
Subdivision (if applicable) Plat of Edwards Wagonwheel Sub No 2 Lot 25 Bk 1

Parcel Physical Address 12875 Longhorn Way

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.

12875 Longhorn way
Donnelly, ID 83615



We are simply applying to replace our existing deck. There will be no change to the footprint of the existing deck. The current deck and railings were built in the 1990's and is not in very good condition. The existing railing is quite wobbly and undoubtedly not safe. We will not be extending towards the lake at all. We are simply looking to upgrade to Sylvanix decking and cable railing. After the existing deck was built, a very large beam was added underneath. We think that the original deck was not properly engineered. We have plans for a properly engineered deck which will be within the footprint of our existing deck.







