



TETON COUNTY
PLANNING & ZONING

MAR 16 2011

RECEIVED

VARIANCE APPLICATION

Teton County, Idaho

The planning staff is available to discuss this application and answer questions. Once a complete application is received, it will be reviewed by the planning administrator or his designee and then scheduled for a public hearing with the Board of Adjustment, who will make the final decision at a public hearing. It is recommended that the applicant review Title 8 of the Teton County Code and 67-6516 of the Idaho Code. Application materials may be viewed on the Teton County Idaho website at www.tetoncountyidaho.gov.

To expedite the review of your application, please be sure to address each of the following items.

SECTION I: PERSONAL AND PROPERTY RELATED DATA

Owner: MR ANDREW DANIELS

Applicant: NAND OLSEN E-mail: NANDOLSEN@CONSTRUCTIONMATERIALS.COM

Phone: (208) 621-4410 Mailing Address: 3497 RAINY LANE

City: IDAHO FALLS ID State: ID Zip Code: 83404

Engineering Firm: HANSEN LORVITZ Contact Person: BLAKE JAMES Phone: (208) 524-1219

Address: 935 N. CAPITOL AVE. E-mail: bjames@hansenlorvitz.com

Location and Zoning District: 33422

Address: 3593 ROYAL WOLFE RD IDAHO, ID Parcel Number: 121 647

Section: 17 Township: 4N Range: 45E Total Acreage: 2.326

Present Zoning District: _____ Requested Zoning District: _____

- | | |
|--|--|
| <input type="checkbox"/> Latest Recorded Deed to the Property | <input type="checkbox"/> Affidavit of Legal Interest |
| <input checked="" type="checkbox"/> \$223.00 Insignificant Fee | <input type="checkbox"/> \$572.00 Significant Fee |

I, the undersigned, have reviewed the attached information and found it to be correct. I also understand that the items listed below are required for my application to be considered complete and for it to be scheduled on the agenda for the Board of County Commissioners public hearing.

Applicant Signature: Paul Olsen Date: 3-15-11





TETON COUNTY, IDAHO
DEPARTMENT OF PLANNING AND BUILDING
150 Courthouse Drive, Room 107
Driggs, ID 83422
(208) 354-2593 Phone (208)354-8778 Fax
www.tetoncountyidaho.gov

Letter of Authorization

I, ANDY DANIEL, 812 S. GARFIELD AVE
(Owner of Property) Address

HINSDALE, IV 10521
City State

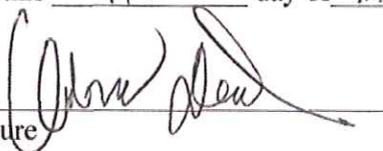
Being first duly sworn upon oath, depose and say:

A. That I am the record owner of the property described on the attached, and I

grant my permission to: NAND ALSEN Address: 3497 DAILY LANE
(Contractor) (DARBY FALLS, ID 83404)

B. I agree to indemnify, defend and hold Teton County and its employees harmless from any claim or liability resulting from any dispute as to the statements contained herein or as to the ownership of the property that is the subject of the application.

Dated this 14th day of MARCH, 2011

Signature 

{Please attach a copy of the Deed for this Property}

March 14, 2011

Teton County, Idaho
Department of Planning and Building
150 Courthouse Drive
Room 107
Driggs, ID 83442

Re: Daniels Residence
3571/3593 Royal Wulff Road

We are seeking a side yard setback variance for the construction of a new two car, detached garage and a boathouse. Our reasons for requesting the variances are outlined below.

Garage

The existing landscaping and topography of the site are limiting factors in the placement of the proposed garage. The site contains an existing 1 ½ story residence with a walk-out basement facing the river (east). The entrance side of the site has an existing driveway along the northern edge with a rather steeply sloping pitch to the property low point. There is a 70' wide stretch of level land to the north of the drive between two large groves of trees where we propose to locate the garage. This is the only level, treeless area on the site. Any other location would require the loss of trees or extensive regrading of the site.

The garage will be located approximately 24' from the side property line. It will conform to the setback requirements of the development and therefore will not conflict with the conditions in the vicinity.

The garage will be built to, as much as possible, match the colors and materials (windows, siding, shingles, etc) of the existing cabin. The neighbors' views of the garage will be screened by the existing stands of trees on both sides. The garage is located as close as possible to the driveway entrance to minimize road dust. Since the proposed garage will be located and constructed in a similar manner to the adjoining properties, there should be no detrimental effects to the neighbors.

Boathouse

Along the south side of the property is an existing swale / water path to the location of the proposed Boathouse. We have selected this location for the new boathouse in order to minimize regrading of the property and disruption of wetland areas. It is located behind

the cabin (from the river view) and it is the low point for both the Daniels property and the lot to the south as well.

The boathouse will be located approximately 20' from the side property line. It will conform to the setback requirements of the development and therefore will not conflict with the conditions in the vicinity.

The boathouse will be built to, as much as possible, match the colors and materials (windows, siding, shingles, etc) of the existing cabin and proposed garage. The neighbors' views of the boathouse will be screened by the existing topography of the site (the location is approximately 8' below the location of the residence) and by surrounding vegetation. Its construction will include new wetland development and enhancement per Army Corp of Engineers requirements.

Since the proposed boathouse will be located and constructed in a similar manner to the adjoining properties, there should be no detrimental effects to the neighbors.

Curt Moore

To: Raino Ogden Architects
Subject: RE: update

Dave,
Ok, I'll add this to the justifications for granting the setback variance.

Regards,

Curt Moore

Planner
150 Courthouse Drive, Room 107
Driggs, Idaho 83422
Ph: 208-354-2593 ext 200
cmoore@co.teton.id.us

From: Raino Ogden Architects [<mailto:ro-arch@att.net>]
Sent: Thursday, March 17, 2011 2:38 PM
To: Curt Moore; Andy Daniels; Rand Olsen
Subject: update

Curt,

These additional comments came in this morning from one of the fellows handling the wetlands issues:

1. Any other location of the garage would require extensive reorganizing of the existing topography.
2. The boathouse work will adhere to and exceed the requirements of the IDWR and the Army Core of Engineers.

-David

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Raino Ogden Architects
737 W. Wrightwood Avenue
Chicago, IL 60614

phone 773.528.6510
fax 773.528.0060
ro-arch@worldnet.att.net
www.rainoogdenarchitects.com
on [Facebook](#)

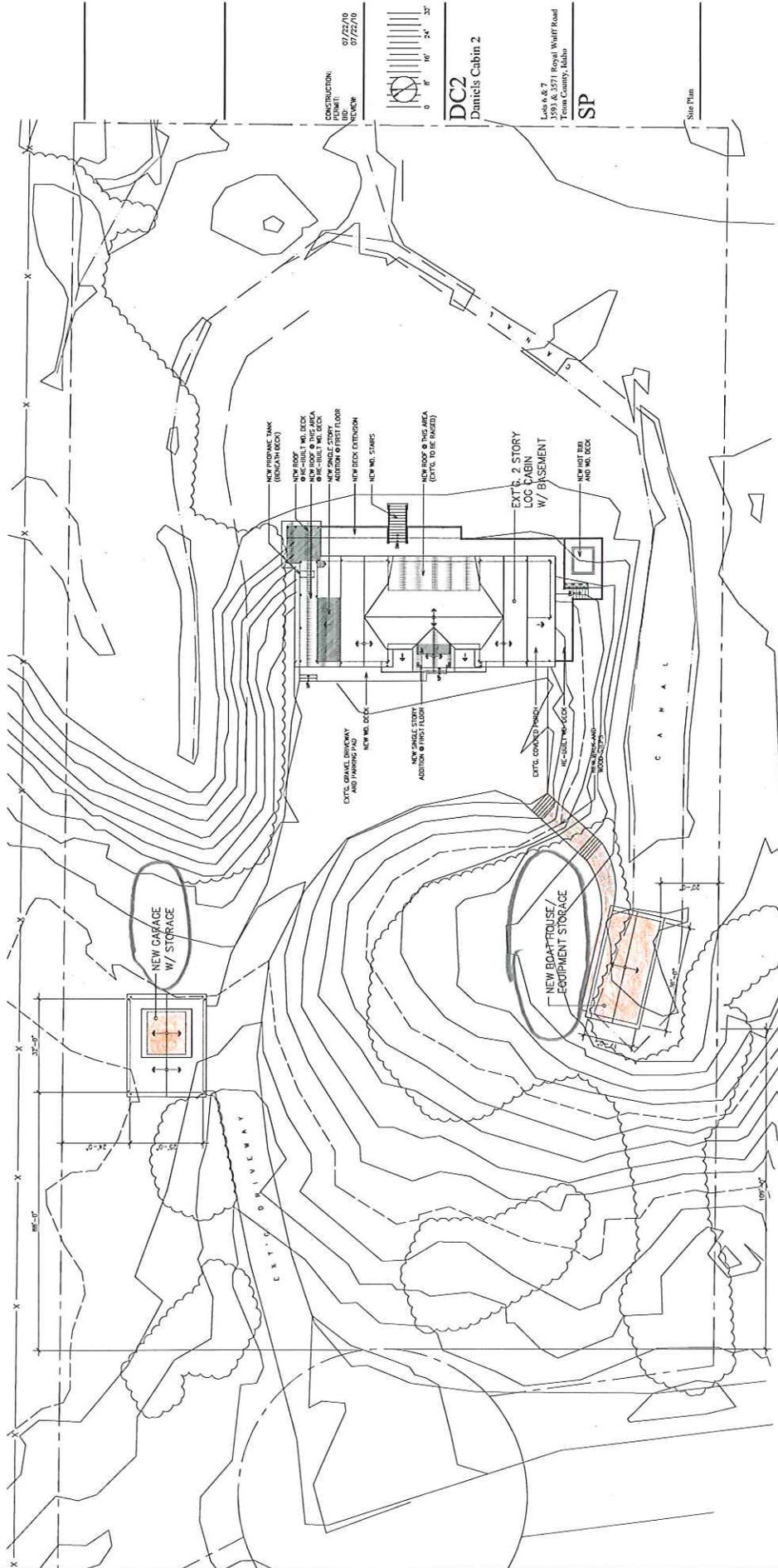
Location of Lucky
Good Dog LLC
proposed garage

This is an aerial photograph of a wooded property. The image is overlaid with several lines: a blue line representing a road labeled 'Royal Wulff Rd', and red lines representing lot boundaries. A yellow callout box points to a specific location in the upper-middle part of the image, indicating the proposed location of a garage. Another yellow callout box points to a location in the middle of the image, indicating the proposed location of a boat house. A third yellow callout box at the bottom contains a note about the lot lines not being photo-rectified.

Proposed
location of
boat house

Royal Wulff Rd

Lot lines are not photo-rectified with aerial photo-
they need to be shifted north many feet



CONSTRUCTION:
DATE: 07/22/10
BY: [Signature]
REVISION:

DC2
Daniels Cabin 2

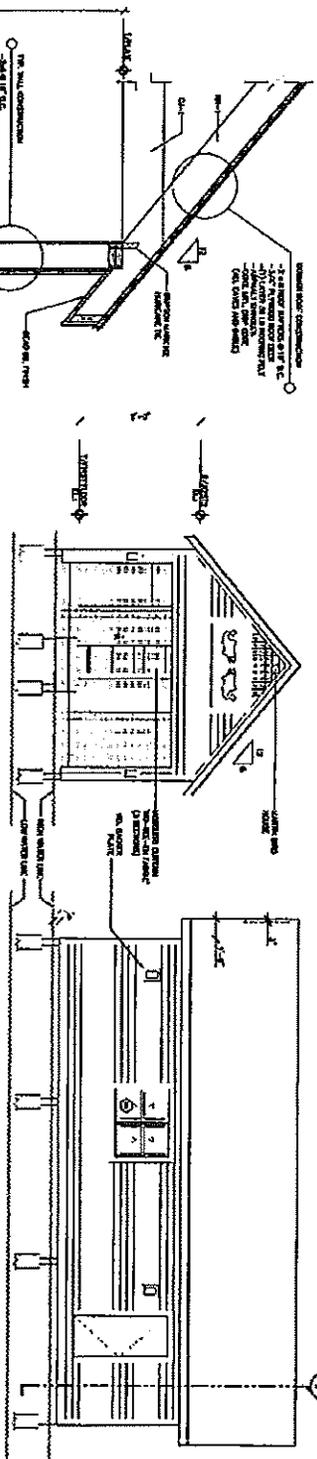
Lots 6 & 7
3591 & 3571 Royal Wain Road
Trenton County, Idaho

SP

Site Plan

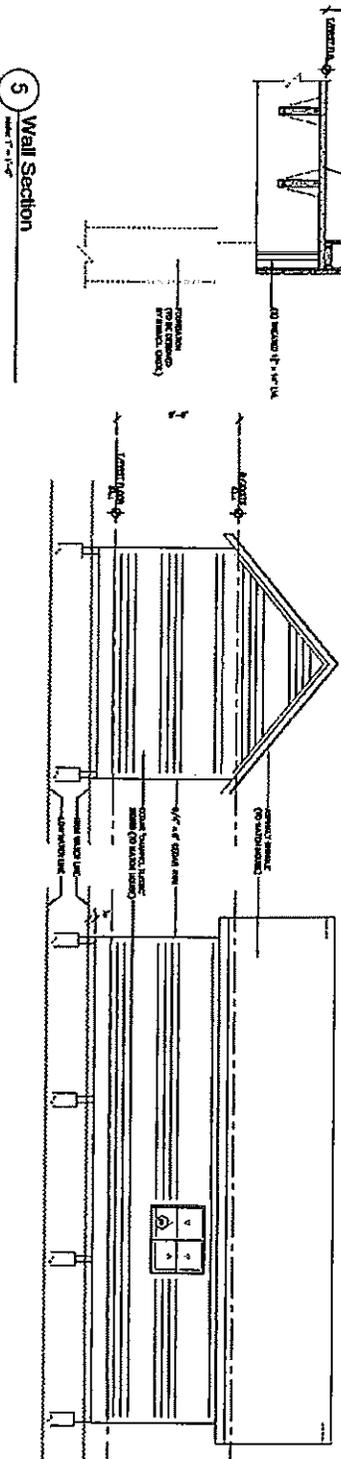
A-0

Boat house



1 Elevation-East
Scale: 1/8" = 1'-0"

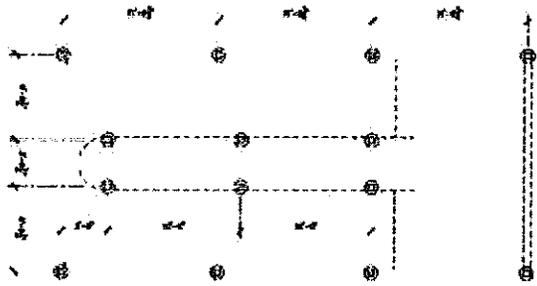
2 Elevation-North
Scale: 1/8" = 1'-0"



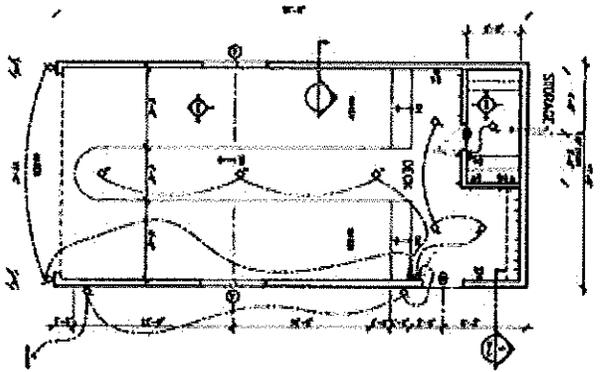
3 Elevation-West
Scale: 1/8" = 1'-0"

4 Elevation-South
Scale: 1/8" = 1'-0"

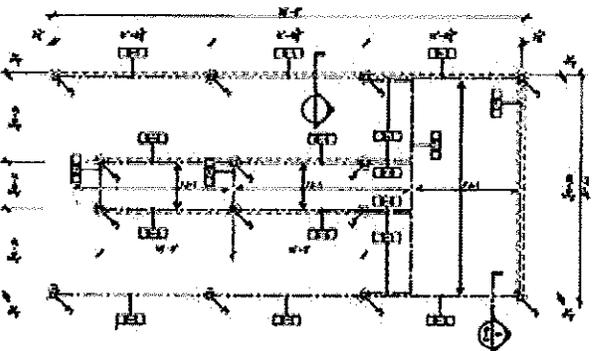
5 Wall Section
Scale: 1/8" = 1'-0"



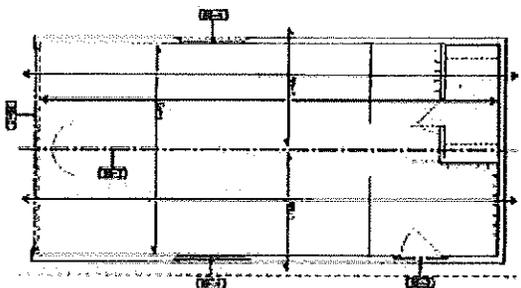
1 Foundation Plan



2 First Floor Construction/Electrical Plan



3 First Floor Framing Plan



4 Roof Framing Plan



201 W. Highland Ave.
Chattanooga, TN 37403
P: 423.773.2500
F: 423.773.2500

CONSTRUCTION
DATE: 02/14/18

DC2
Dennis Cahill 2
Basal House

Lot 6 & 7
200 S. 20th Street West
Chattanooga, TN 37403
CP
Construction Plans

Construction Plans
Professional Firm
Professional Plans

B-2

