

Curt Moore

From: Karen Scheid [kscheid1@yahoo.com]
Sent: Monday, March 28, 2011 4:01 PM
To: Curt Moore
Subject: Lucky Good Dog LLC variance application

Dear Curt,

I appreciate your time with me on the phone today. I would like to submit this written concern for the proposed setback variances requested by Lucky Good Dog LLC property which is part of the Teton Valley Lodge Homeowners Association on the Teton River.

My property abutts the Daniels property on the north. This variance would allow the proposed garage to be built closer to our adjoining property line. The setbacks established by the Lodge development were done so to ensure residents as much privacy as possible. I have no problem with Mr Daniels building a garage on his property but would appreciate his abiding by the property association guidelines and setbacks. Having any permanent structure 6 to 8 feet closer to our fence line which is at our lawn would be undesirable to us. My home sits on my property, closest to the fence line shared with Mr Daniels; therefore, this garage would become the closest structure to my house. Putting it closer to us than is necessary would be undesirable.

In addition, when purchasing lodge lots in the past, it was represented to me that individual home owners would not be allowed to dredge channels and build boat houses. It was the Lodge's desire that the residents of the development would use the Teton Valley Lodge boat house in order for the development residents to have river access. Each home owner dredging channels and building boat houses would become unsightly to the development as a whole and was therefore not allowed.

The Lodge development does have building covenants & restrictions regarding height and setback, etc. It is my understanding that Mr Daniels (Lucky Good Dog LLC) has not even approached the homeowners association with his plans to build a garage or boat house. Mr Howard Salmon, president of the association, was not aware of these plans. Nor was full time resident Mr Randy Berry who co-owns Teton Valley Lodge and was the original developer of these properties along with his partner at the time John Pehrson when my husband and I contacted them this weekend.

Interestingly enough, I used to own the lot adjacent to the Daniels property on the south. I am very familiar with the area. I also know that the Army Corps of Engineers refused to allow me to build a home near that same area due to wetland issues. This is the property line on the south of Daniels' where he is proposing to build the boat house. Not only would I hope he would approach the home owners association with his request but I'd also hope he would be working with the Army Corps due to wetland concerns. The area would definitely need to be dredged from the proposed boat house to the river as it is impassable currently. This again raises issues of what is allowable within this development by the Association CC & R's.

It would be my hope that Mr Daniels would put his proposals forth to the Lodge home owners

association for approval before pursuing variances from the County and proceeding with construction.

Thank you for your time and attention in this matter.

Respectfully submitted,

Karen K Scheid

3519 S 3500 W

Driggs, ID 83422

(Home owner of property to the adjacent north of Lucky Good Dog LLC (Andy Daniels))

Curt Moore

From: Karen Scheid [kscheid1@yahoo.com]
Sent: Tuesday, April 12, 2011 2:21 AM
To: Curt Moore
Cc: adaniels@danielstrading.com
Subject: Lucky Good Dog LLC side setback variance proposal

Dear Mr Moore,

Would you please add this letter to my previous one submitted to the P & Z commissioners for the April 12th meeting agenda regarding the side setback variance requested by Lucky Good Dog LLC, Mr Andy Daniels. This letter concerns the proposed garage to be constructed on the north side of Mr Daniels property which adjoins my property.

After reviewing Mr Daniels plans for his garage and receiving assurance from him that the building of this garage is on a site that will not result in the removal of existing mature evergreen trees planted on our adjoining property line, I wish to remove my objections submitted previously to the building of the proposed garage on the north side of the Daniels property which adjoins my property. Mr Daniels has assured me that said trees will not be removed, and will continue to be maintained as a privacy buffer. I have no objections to his receiving a side setback variance for the garage construction.

Thank you for your attention.

Sincerely,
Karen K Scheid
3519 S 3500 W
Driggs, ID 83422



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Chicago, IL 60614
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e-mail: ro-arch@worldnet.att.net

March 29, 2011

Mr. Curt Moore
Department of Planning and Building
Teton County, ID
150 Courthouse Drive, Rm. 107
Driggs, ID 83442

RE: Daniels Residence
3571 / 3593 Royal Wulff Road

Dear Curt:

We are writing per the request of Mr. Neil Dorrill, who owns the two adjacent lots south of Mr. Daniels property on Royal Wulff Road. This letter confirms that the proposed detached boat storage building will be only one-story tall, will not include an emergency electrical generator and will not include any underground fuel storage.

A handwritten signature in black ink, appearing to read 'Donald E. Jeffers', is written over the text of the letter.

Donald E. Jeffers (for David Raino-Ogden)
Raino Ogden Architects

Cc: Mr. Neil Dorrill

Curt Moore

From: Neil Dorrill [Neil@dmgfl.com]
Sent: Tuesday, March 29, 2011 1:23 PM
To: Raino Ogden Architects; Curt Moore
Cc: sadorr@aol.com
Subject: RE: Daniels Residence Sideyard Variance petition

Mr. Moore: Confirming my conversations with both the agent and architect for the petitioner we would request that the enclosed letter be part of the record and proceeding before the Planning Commission at its meeting on April 12, 2011. Consequently, we are in support of the variance for both the detached garage and boathouse. As the adjacent lot owner and closest home to the effected area we understand that the Daniels family has long ties to Teton Valley Lodge and support its community standards. If you have any further questions please don't hesitate to contact me. Thanks again for your assistance yesterday in answering our questions. Neil Dorrill

From: Raino Ogden Architects [<mailto:ro-arch@att.net>]
Sent: Tuesday, March 29, 2011 12:41 PM
To: cmoore@co.teton.id.us
Cc: Neil Dorrill
Subject: Daniels Residence

Mr. Moore:

Attached is a letter requested by one of Mr. Daniels neighbors answering some questions he had regarding the proposed work at Mr. Daniels property on Wulff Rd. He wanted you to have a copy of the letter so that it was part of the submission package for the property.

Don Jeffers

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Curt Moore

From: Richard Hokin [rhokin@cplp.com]
Sent: Thursday, March 31, 2011 2:39 PM
To: Wendy Danielson
Cc: Curt Moore
Subject: Re: Andrew Daniels variance application

Thanks for promptly posting the material. I have no comments.

Richard Hokin
Century America LLC
1 Thorndal Circle
P.O. Box 4032
Darien, CT 06820
Tel: 203.655.8735
Fax: 203.656.0788
Mob: 203.858.5354
rhokin@cplp.com

From: Wendy Danielson <wdanielson@co.teton.id.us>
Date: Fri, 25 Mar 2011 16:44:34 -0400
To: Richard Hokin <rhokin@cplp.com>
Cc: Curt Moore <cmoore@co.teton.id.us>
Subject: FW: Andrew Daniels variance application

Mr. Hokin,

I apologize for the oversight on our part. The application documents and a site plan are now available on our County website as noted in the correspondence you received.

If you have any comments to submit, please have them to us (verbally or via e-mail) by Friday April 1st to have them considered by staff during preparation of our staff report and to have them included in the packet that the Planning & Zoning Commission will receive prior to the hearing. Any comments received after this deadline will be distributed to the commission the evening of the hearing.

If you have any questions or have difficulty viewing the documents, do not hesitate to contact our office.

Thank you,

Wendy Danielson
Land Use Services Assistant
Teton County Idaho
150 Courthouse Dr. Room 107
Driggs, ID 83422
208-354-2593 x201

From: Curt Moore
Sent: Friday, March 25, 2011 1:51 PM
To: Wendy Danielson
Subject: FW: Andrew Daniels variance application

From: Richard Hokin [<mailto:rhokin@cplp.com>]
Sent: Friday, March 25, 2011 1:49 PM
To: Curt Moore
Cc: Angie Rutherford
Subject: Andrew Daniels variance application

Mr. Daniels' application and related items for the April 12, 2011 meeting do not appear to have been posted to your website in the "additional information" side bar as stated in the department's March 21 letter. Hence, it is not possible at this time to make any determination regarding comments and if the material is not posted immediately so that there is adequate time for review, I will formally object to this item being included on the April 12 agenda.

Richard Hokin
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