



A REQUEST FOR A SETBACK VARIANCE BY:
 Peter Quinlan for James Nichols
WHERE: 9983 Little Pine Lane
 Prepared for the Planning & Zoning Commission (Item #1)
June 9, 2015

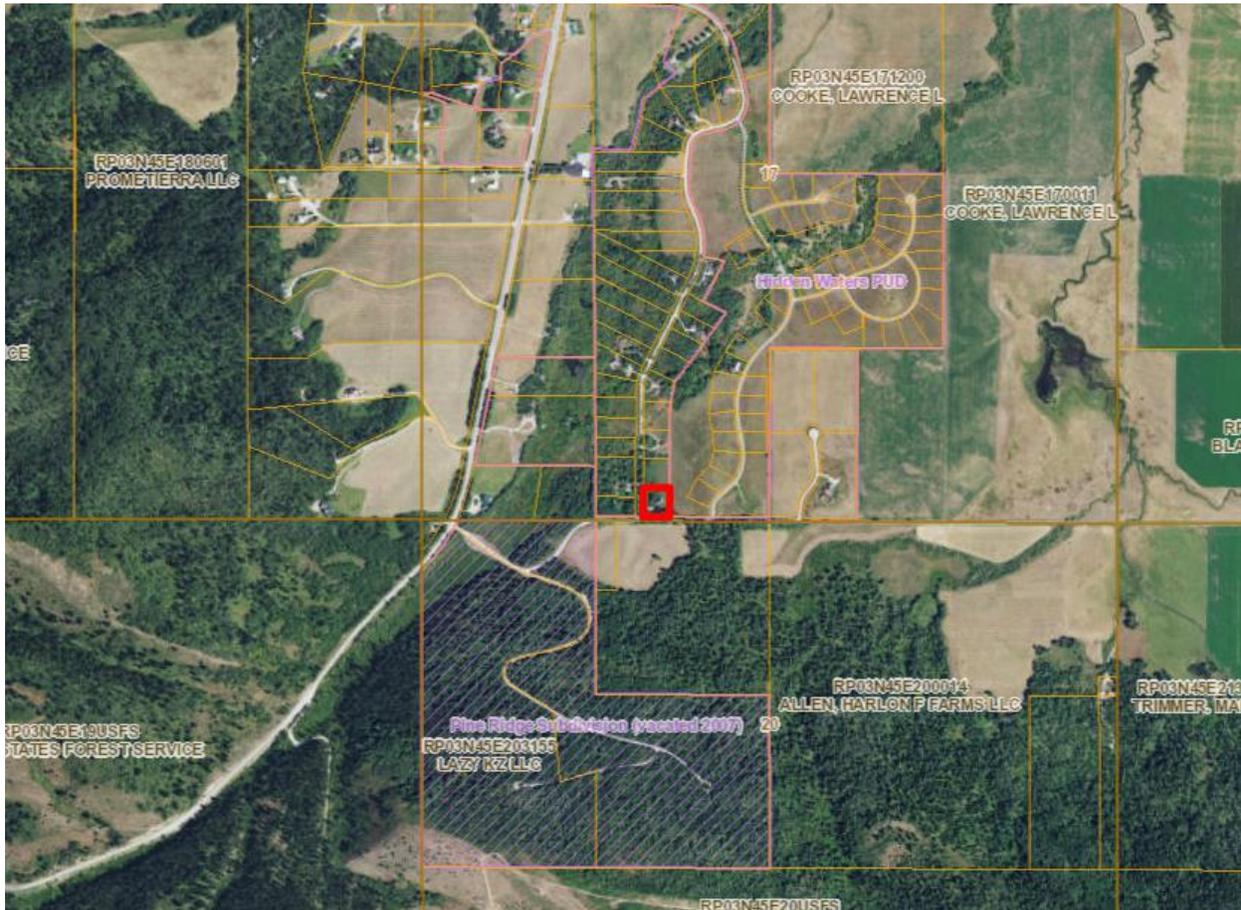
UPDATED 6/1/2015
Additional public comments

APPLICANT: Peter Quinlan
LANDOWNER: James Nichols

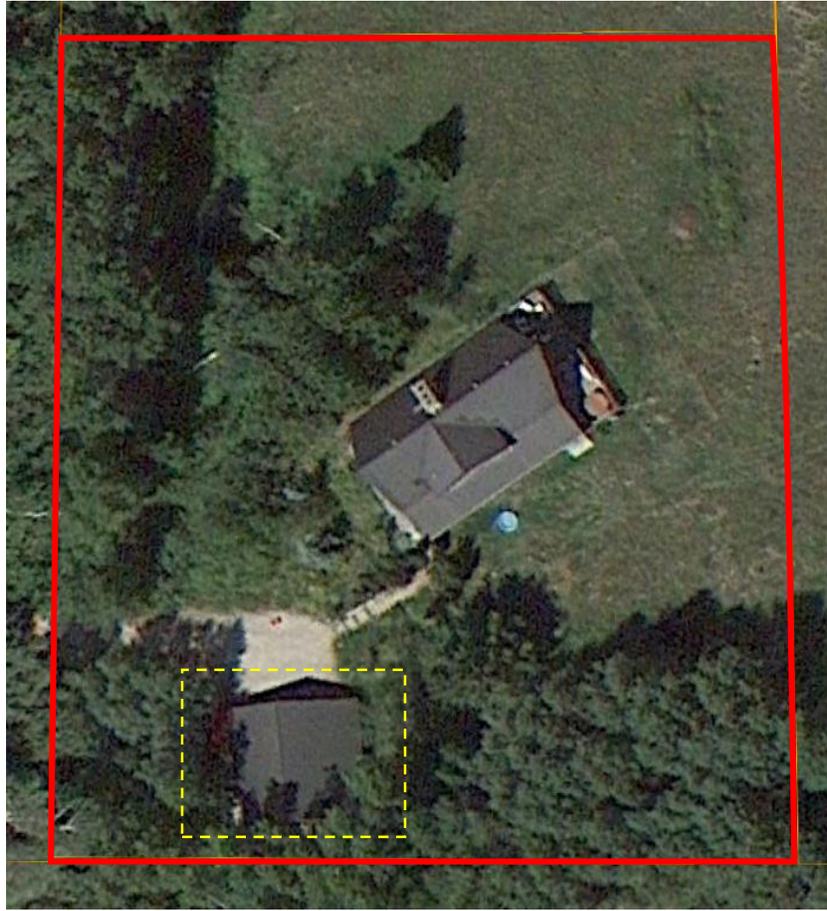
APPLICABLE COUNTY CODE: Variance pursuant to Title 8, Chapter 8 Teton County Zoning Ordinance, (revised 09/09/2013)

REQUEST: Peter Quinlan, on behalf of James Nichols, is seeking a side-yard setback variance of 20' (to the south) from the required 30' side yard setback for Lot 27, located in the Aspen Grove Subdivision.

LEGAL DESCRIPTION: RP000020000270; LOT 27 ASPEN GROVE SEC 17 T3N R45E
LOCATION: 9983 LITTLE PINE LANE
ZONING DISTRICT: A-2.5
PROPERTY SIZE: 1 acre
VICINITY MAP:



AERIAL IMAGE OF PROPERTY



PROJECT DESCRIPTION: The property owner would like to build an addition to his garage. The addition would expand the garage in width (east to west) and in height. The existing garage was built with a 20-foot side yard setback along the south property line, so a variance from the 30-foot setback is required for the addition.

The proposed addition will provide more storage in the existing garage, with two more doors and a loft space (Exhibit 6). The addition would be positioned in such a way that it would be within the current 20-foot setback and would meet the required county setbacks from the other three property lines.

The existing home has a well in the front yard, which would limit locations along the existing driveway for a separate garage. There is also a septic tank and drainfield in the back yard. There is some space in the southeast corner of the property to build within setbacks, which may require expanding the existing driveway (Exhibit 5).

PROJECT BACKGROUND: The existing home and garage were both built prior to Mr. Nichols purchasing the property. The Aspen Grove Subdivision plat (Exhibit 8) does not include approved setbacks. A building permit could not be found for this garage. The HOA president, George Peterson, who owns property across the street from Mr. Nichols, said he believed the garage was built in 1983. The first Teton County Zoning Ordinance was adopted in 1993.

OVERVIEW OF VARIANCE APPROVAL:

8-8-1-A. DEFINITIONS: A “variance” is a modification of the requirements of this title as to lot or land parcel size, coverage, width, depth, and front, side and rear yard setbacks, parking spaces, height of buildings or other ordinance provisions affecting the size or shape of a structure and the placement of a structure upon the lot or land parcel. A variance does not include a change of authorized land use.

8-8-1-B. UNDUE HARDSHIP: A variance shall not be considered a right or special privilege, but may be granted to an applicant only upon showing of undue hardship because of characteristics of the site, and that the variance is not in conflict with the public interest nor the general land or conditions in the vicinity of the application and that the variance will not be a material detriment to public health, safety and welfare nor to neighboring property owners.

SPECIFIC REQUIREMENTS FOR PUBLIC HEARING NOTICE: Idaho Code, Title 67; Section 67-6516, requires “Prior to granting a variance, notice and an opportunity to be heard shall be provided to property owners adjoining the parcel under consideration.”; and Title 8, Section 8-1-F of the Teton County Zoning Ordinance requires “Before granting or denying a variance the commission, acting as the board of adjustment, shall hold at least one public hearing in accordance with sections 67-6509, 67-6511 and 67-6516 of the Idaho Code, as applicable. The purpose of this hearing is to allow affected persons the opportunity to be heard by the commission (board of adjustment).” A notification was sent via mail to surrounding property owners within a 300-foot buffer area. A notice was also posted on the property providing information about the public hearing.

COMMENTS FROM NOTIFIED PROPERTY OWNERS:

At the time of this report, two emails were received about this application (Exhibit 1011). *A third email was received on 5/28/2015, after this document was posted. It has been included in Exhibit 11.*

CONSIDERATION OF APPROVAL:

A variance is to be granted to an applicant only upon showing of undue hardship because of:

1. Characteristics of the site;
2. That the variance is not in conflict with the public interest nor the general land or conditions in the vicinity of the application; and
3. That the variance will not be a material detriment to public health, safety, and welfare nor to neighboring property owners.

SPECIFICATIONS OF COMMISSION: Upon granting or denying a variance, the Commission provide a reasoned statement that specifies:

- The ordinance or ordinances, criteria, and standards used in evaluating the application;
- The reasons and justification for approval or denial;
- The actions, if any, which the applicant could take to obtain a permit for the variance (if it is denied).

POSSIBLE CONDITIONS OF APPROVAL

1. The requested variance shall not be exceeded.
2. Obtain all other required permits from Local, State, and Federal Agencies.

3. Must comply with the Teton County Building Code.

POSSIBLE PLANNING & ZONING COMMISSION ACTIONS:

A. Approve the variance request with the recommended conditions of approval listed in this staff report, having provided the reasons and justifications for the approval.

B. Approve the variance request, with modifications to the application request, or adding conditions of approval, having provided the reasons and justifications for the approval and for any modifications or conditions.

C. Deny the variance request, application request and provide the reasons and justifications for the denial.

D. Continue to a future PZC Public Hearing with reasons given as to the continuation or need for additional information.

Possible Motion:

The following motion could provide a reasoned statement, if a Commissioner wanted to approve the application (A motion in the same format could be used if denying the variance, but it would also need to include a list of any items the applicant could have taken to obtain the variance):

After evaluation State Statute, County Code as well as the application materials, staff report, and presentations to the Planning & Zoning Commission, I concluded that the Criteria for Approval of a Variance found in Title 8-8-1 can be satisfied with the inclusion of the following conditions of approval:

1. The requested variance shall not be exceeded.
 2. Obtain all other required permits from Local, State, and Federal Agencies.
 3. Must comply with the Teton County Building Code.
- *and having found that based on the site, granting the Variance to Mr. Nichols can be justified,*
 - *and having found that the proposal is not a detriment to the public's or neighbors' health, safety, and welfare,*
 - *I move to APPROVE the Variance applied for by Mr. Quinlan, on behalf of Mr. Nichols, for a reduced side yard setback of 20' on the south property line and as described in the application materials submitted May 8, 2015.*

Prepared by Kristin Rader

Attachments:

- | | |
|---|--|
| 1. Application (3 pages) | 6. Building Drawing (1 page) |
| 2. Deed (1 page) | 7. Letter from HOA (1 page) |
| 3. Affidavit of Legal Interest/Letter of Authorization (1 page) | 8. Aspen Grove Subdivision Plat (2 pages) |
| 4. Narrative (1 page) | 9. Adjacent Landowner Notification (2 pages) |
| 5. Site Plan (1 page) | 10. Site Visit Photos (5 pages) |
| | 11. Written Public Comments (±2 page) |

End of Staff Report



RECEIVED

By: K. Pender
Date: 5/8/2015

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 Planning & Zoning Commission, 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

jnichols001@msn.com

Owner: JAMES B. NICHOLS 321-591-8342

Applicant: PETER QUINMAN E-mail: BIGHOLEBUILDERS@GMAIL.COM

Phone: (208) 709-1520 Mailing Address: P.O. BOX 843

City: VICTOR State: ID. Zip Code: 83455

Engineering Firm: _____ Contact Person: _____ Phone: (208) 709-1520

Address: _____ E-mail: _____

Location and Zoning District:

Address: 9983 LITTLE PINE LN. Parcel Number: RP060020000270

Section: 17 Township: 3N Range: 45E Total Acreage: 1.0

Present Zoning District: A2.5 Requested Zoning District: N/A

- Latest Recorded Deed to the Property
- Affidavit of Legal Interest
- Fee in accordance with current fee schedule CK#2690

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: [Signature] Date: 5/7/15

I, the undersigned, am the owner of the referenced property and do hereby give my permission to PETER QUINMAN to be my agent and represent me in the matters of this application. I have read the attached information regarding the application and property and find it to be correct.

• Owner Signature: [Signature] Date: 5/7/15

Fees are non-refundable.

SECTION II: CRITERIA FOR RECOMMENDATIONS AND DECISIONS

A variance is a modification of the bulk and placement requirements of the ordinance as to lot size, lot coverage, width, depth, front yard, side yard, rear yard, setbacks, parking space, height of buildings, or other ordinance provision affecting the size or shape of a structure or the placement of the structure upon lots, or the size of lots.

1. Attach a site plan of the property under consideration, drawn to scale showing:
 - Perimeter, dimensions and topography of the property;
 - The names and locations of all streets bordering the property;
 - The location of all easements or rights-of-way;
 - The location and dimensions of present and proposed structures;
 - The distance from all structures to the property lines.

2. Undue Hardship: A variance shall not be considered a right or special privilege, but may be granted to an applicant only upon showing of:
 - Undue hardship because of characteristics of the site;
 - The variance is not in conflict with public interest or the general land conditions in the vicinity of the application;
 - The variance will not be a material detriment to public health, safety or welfare nor to neighboring property owners.
 - Any other information necessary to assure the fullest presentation of facts and evaluation.

SECTION III: SPECIFIC REQUIREMENTS FOR PUBLIC HEARING AND NOTICE

Notification is required in accordance with Title 67, Chapter 65; Section 6509 of the Idaho Code. Notice shall be provided by mail to property owners within the land being considered, and within three hundred (300) feet of the external boundaries of the land being considered, and any additional area that may be impacted by the proposed change. Notice shall also be posted on the premises not less than one (1) week prior to the hearing. At least fifteen (15) days prior to the hearing, notice of the time, date and place and a summary of the plan to be discussed shall be published in the paper of general circulation within the jurisdiction. This procedure will be completed by the planning staff.

SECTION IV: STAFF SUMMARY ANALYSIS, REASONING AND FACT FINDING

SECTION V: PLANNING AND ZONING COMMISSION (BOARD OF ADJUSTMENT) ACTION



RECEIVED

BY: K. Pender
DATE: 5/8/2015

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 Planning & Zoning Commission, 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: JAMES B. NICHOLS
Applicant: PETER QUINNAN E-mail: BIGHOLEBUILDERS@GMAIL.COM
Phone: (208) 709-1520 Mailing Address: P.O. BOX 843
City: VICTOR State: ID. Zip Code: 83455
Engineering Firm: Contact Person: Phone: (208) 709-1520
Address: E-mail:

Location and Zoning District:
Address: 9983 LITTLE PINE LN. Parcel Number: RP060020000270
Section: 17 Township: 3N Range: 45E Total Acreage: 1.0
Present Zoning District: Requested Zoning District:

- Latest Recorded Deed to the Property
- Affidavit of Legal Interest
- Fee in accordance with current fee schedule

I, the undersigned, have reviewed the attached information and found it to be correct. I also understand that the information provided is true and correct and for it to be scheduled on the

BIG HOLE BUILDERS LLC
PH#208-787-0916
P.O. BOX 843
VICTOR, ID 83455
2690
92-41/1241
12
5/8/15 Date
Pay to the Order of TETON County \$ 676.00
SIX HUNDRED AND SEVENTY EIGHT Dollars
The Bank of Commerce
DRIGGS OFFICE
P.O. BOX 787
DRIGGS, IDAHO 83422
Security Features Details on Back.



Instrument # 231
TETON COUNTY, IDAHO
03-06-2014 10:47:16 No
Recorded for: ALLIANCE TITL
MARY LOU HANSEN
Ex-Officio Recorder Deputy, Mary Lou Hansen
Index to: DEED, WARRANTY

WARRANTY DEED

Alliance Title & Escrow Corp. Order No.:219734

FOR VALUE RECEIVED

Little Pine Properties, LLC an Idaho limited liability company

the grantor(s), do(es) hereby grant, bargain, sell and convey unto

James B. Nichols and Anne Marie Nichols, husband and wife

whose current address is

**460 Bella Camino Way
Indialantic, FL 32903**

the grantee(s), the following described premises, in Teton County, Idaho, TO WIT:

**Lot 27, Aspen Grove Subdivision No. 1, as shown on the official plat thereof,
recorded July 15, 1980, as Instrument No. 85778, records of Teton County, Idaho.**

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee(s), that (s)he is/are the owner(s) in fee simple of said premises; that they are free from all encumbrances Except: Current Year Taxes, conditions, covenants, restrictions, reservations, easements, rights and rights of way, apparent or of record.

And that (s)he will warrant and defend the same from all lawful claims whatsoever.

Dated: February 26, 2014

Little Pine Properties, LLC an Idaho limited liability company


By: Cynthia Ann Parker, member

State of Idaho } ss
County of Teton }

On this 26th day of February, 2014, before me, Jeanne Fagg, a Notary Public in and for said state, personally appeared Cynthia Ann Parker known or identified to me to be the Member in the Limited Liability Company known as Little Pine Properties, LLC, an Idaho limited liability company who executed the foregoing instrument, and acknowledged to me that he/she executed the same in said LLC name.

BY MYSELF WHEREOF I have hereunto set my hand and affixed my official seal the day and



RECEIVED

BY: K. Roder
DATE: 5-11-2015



PLANNING AND BUILDING DEPARTMENT
AFFIDAVIT OF LEGAL INTEREST and
LETTER OF AUTHORIZATION

James B. Nichols "Owner" whose address is 9983 Little Pine Lane
City Victor State ID Zip 83455

As owner of property more specifically described as:

HEREBY AUTHORIZES Peter Quintan (Big Hole Builders) Agent to represent and act for the Owner in making application for and receiving and accepting on Owners behalf, any permits or other action by the Teton County Commissioners, Teton County Planning and Zoning, Building, and or other County Departments relating to the modification, development, planning, platting, re-platting, improvements, use or occupancy of land in Teton County, Idaho. Owner agrees that; Owner is or shall be deemed conclusively to be fully aware of and to have authorized and/or made any and all representations or promises contained in said application of any Owner information in support thereof, and shall be deemed to be aware of and to have authorized any subsequent revisions, corrections or modifications to such materials. Owner acknowledges and agrees that; Owner shall be bound and shall abide by the written terms or conditions of issuance of any such named representative, whether actually delivered to Owner or not. Owner agrees that no modification, development, platted or re-platting, improvement, occupancy, or use of any structure or land involved in the application shall take place until approved by the appropriate official of Teton County, Idaho, in accordance with applicable codes and regulations.

Owner agrees to pay any fines and be liable for any other penalties arising out of failure to comply with the terms of any permit or arising out of any violation of applicable laws, codes, or regulations applicable to the action sought to be permitted by the application authorized herein.

Under penalty of perjury, the undersigned swears that the forgoing is true and, if signing on the behalf of a corporation, partnership, limited liability company or other entity, the undersigned swears that this authorization is given with the appropriate approval of such entity, if required.

OWNER:
X [Signature]
(Signature of Owner)

James B. Nichols Title Owner
(Print Name)

X _____
(Signature of Co-Owner)

_____ Title _____
(Print Name)

X _____
(Secretary or Corporate Owner)

(Print Name)

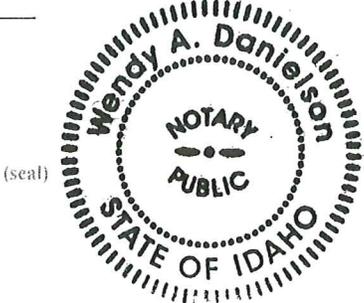
NOTARY: STATE OF: Idaho SS. _____

COUNTY OF: Teton Zip 83455

Subscribed and sworn to before me by James B. Nichols
this 11th day of May, 2015.

WITNESS my hand and official seal.
X [Signature]
Notary Public

1-24-2017
Expiration Date





Section II: Recommendations and Decisions

- Undue Hardship - the need for a variance is due to the existing outbuilding which was built in the late 80s as part of the original home construction and sits 20 feet from the property side line running along county road 10000 as shown in the site drawing. The variance requested is to allow the new construction to also be located 20 feet from the property line to match the wall line of the existing structure.
- The proposed new construction would add additional garage space to the existing outbuilding to facilitate proper storage of trailers and vehicles per the Aspen Grove Subdivision CCR's.
- As shown on the submitted site plan for this 1 acre lot, the proposed location for the new construction provides the least impact to the site and surrounding area based on where the existing structures, the well, septic /drain field and driveway are located. There is no other feasible site. The presence of very mature trees and landscaping on the rest of the property also makes the proposed location very desirable. These mature trees also help shield the existing outbuilding from County Rd 10000 today and would remain in place after the addition.
- The proposed new construction has been reviewed and approved by the Aspen Grove Subdivision Home Owner Association Design Committee. This project will not affect or impact any adjacent land owners. The closest neighbor to this property is an active member of the Aspen Grove Subdivision Home Owner's Association Design Committee; there are no other neighbors along this section of County RD 10000.
- This proposed addition has been designed to blend and complement the existing house design as well as the other homes in the Aspen Grove neighborhood.
- It should be noted the County Road 10000 is very lightly traveled in summer and does not have snow removal in winter.

LITTLE PINE LANE



200'

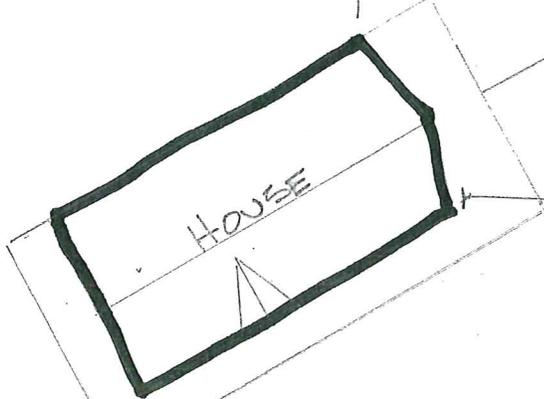
LOT # 27
ASPEN GROVE

1 AC.

SCALE: 3/8" = 10'

PROPOSED ADDITION
W/ 10' VARIANCE
SETBACK

WELL

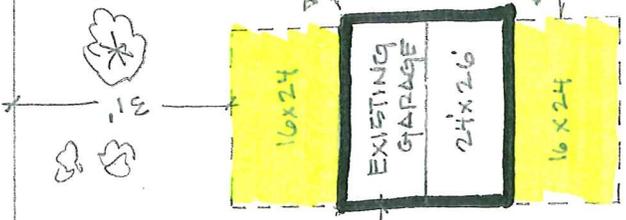


SEPTIC



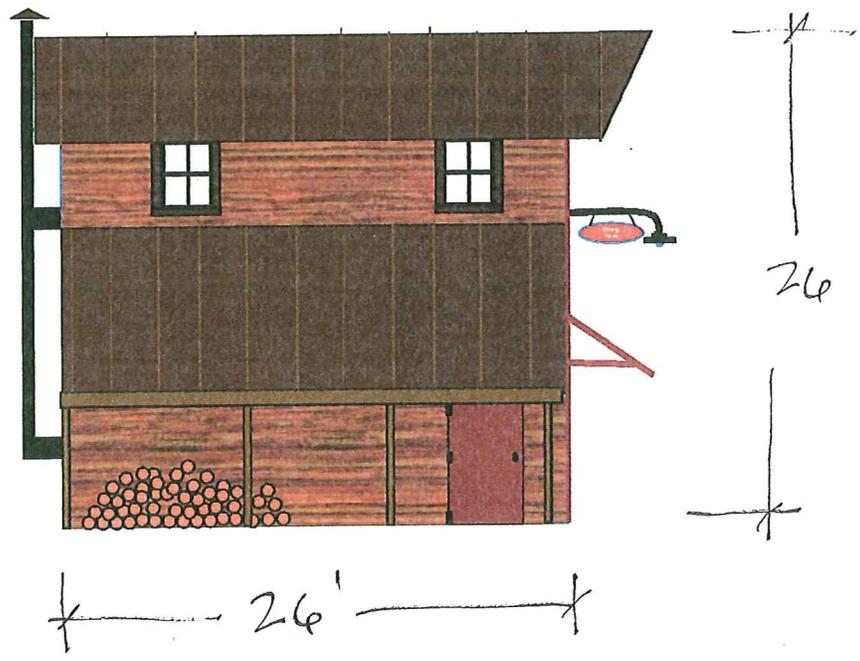
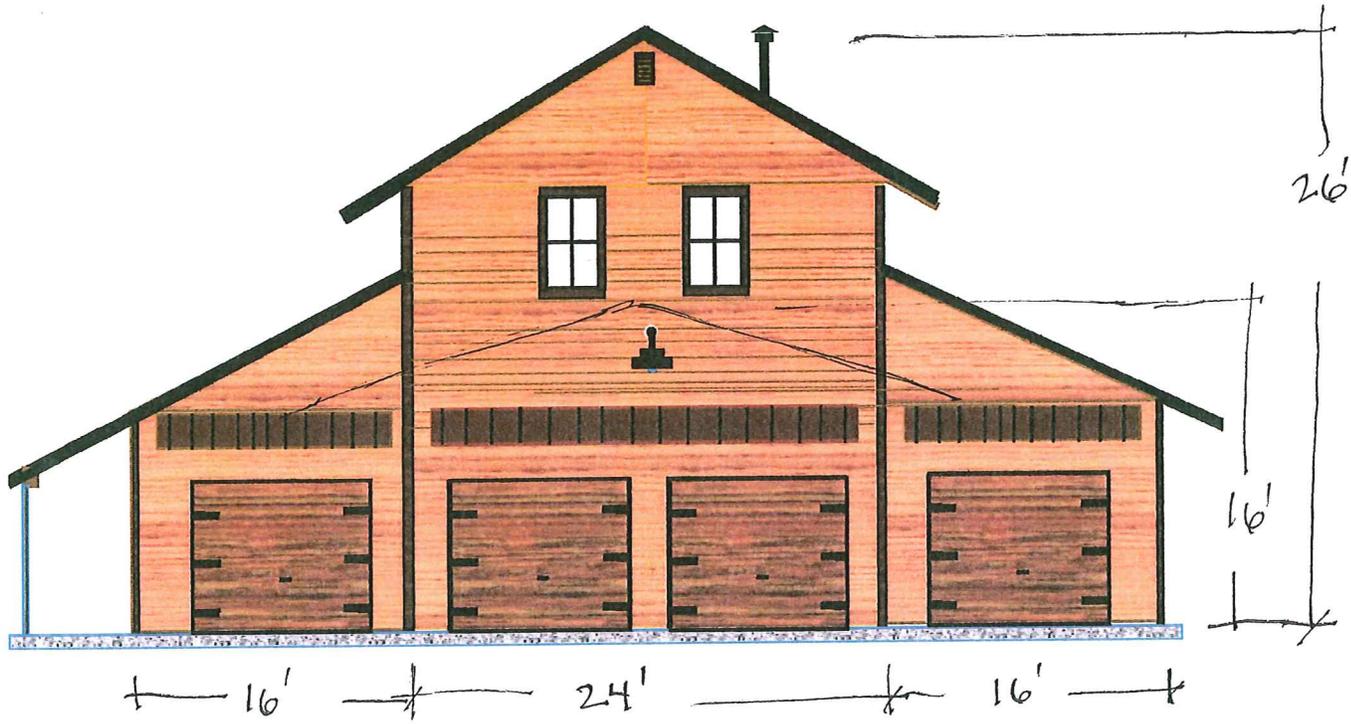
45'

217.8



47'
26'

10,000 S. (CLOSED IN WINTER)



5/13/15

To whom it may concern,
Attu, P+Z.

This is to inform you of the decision
of the Aspen Grove architectural committee
concerning lot 27 in the Aspen Grove
Subdivision owned by Brad Nichols.

Mr. Nichols has submitted plans for
expanding the existing garage on
his property and these plans were
acceptable by all on the committee.

We could foresee no adverse impacts
on the subdivision, the nearest neighbors,
or the public at large.


president, Aspen Grove
Home & Lot Owners Assoc.

RECEIVED

BY: K. Rader

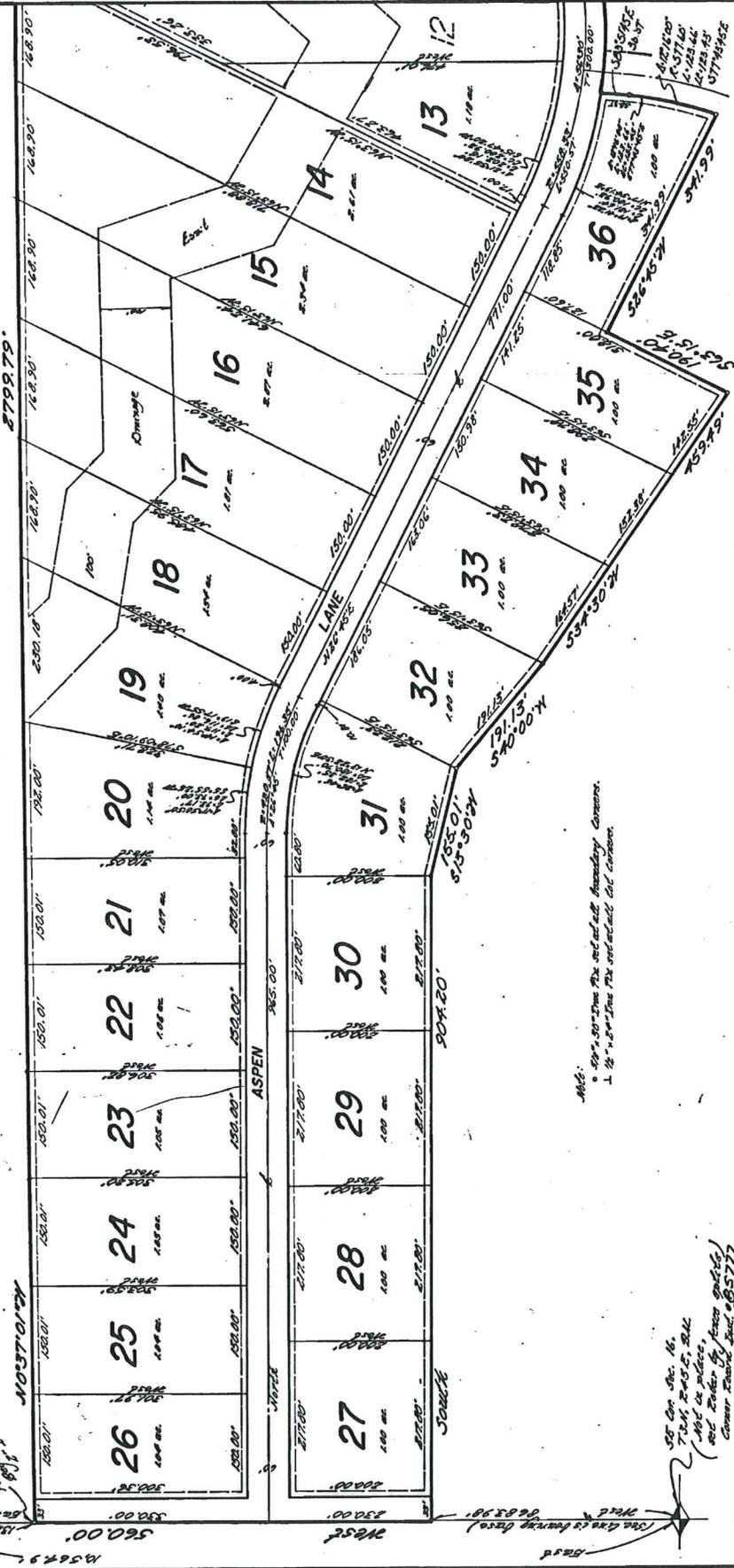
DATE: 5-14-2015

ASPEN GROVE SUBDIVISION NO. 1

A PART OF SECTION 17, T3N, R45E, BM, U.S. SURVEY
TETON COUNTY, IDAHO

10370174

10370174



85778

INSTRUMENT: 85778
 DATE: 12-28-15
 BOOK: 2015-15
 RECORDS OF TETON COUNTY
 STATE OF IDAHO
 RECORDED: *[Signature]*
 AT THE RESURVEY OF
[Signature]
 SHEET 2 OF 2

Notes:
 1. 50'-50' from the west side boundary corner.
 2. 1/2" = 10' from the west side of the corner.

SE 1/4 Sec. 16,
 T3N, R45E, B1M
 (Map to show
 and taken by *[Signature]*
 Corner Teton Dist. 85778



Scale 1" = 100'



May 15, 2015

Re: Notice of Public Hearing and Solicitation for Comments from property owners within 300 feet of a property that has an application for a setback variance.

Dear Property Owners:

This letter is to notify you that an application for a Variance to a side yard setback in Aspen Grove Subdivision has been submitted to the Teton County Planning Department by a nearby landowner. According to the Teton County Code (8-2-1A), a “variance shall not be considered a right or special privilege, but may be granted to an applicant only upon showing applicability of all of the following:

- a. Undue hardship because of characteristics of the site; and
- b. That the variance is not in conflict with the public interest; and
- c. The need for a variance is not arising as a direct result of the applicant’s own actions.”

The planning staff is soliciting comments from people in the vicinity of the applicant’s property so that we can be aware of neighborhood issues and then include your comments in the packet of information provided to the Teton County Planning and Zoning Commission for their consideration prior to the hearing. If you have any comments or questions regarding this application, please contact us using the contact information listed above. The details below provide more information on the proposal.

Applicant: Peter Quinlan **Landowner:** James Nichols
Legal Description: RP000020000270; LOT 27 ASPEN GROVE SEC 17 T3N R45E
Zoning District: A-2.5

Description of the Request: A variance request pursuant to the Teton County Code Section 8-4-4 (Height, Setback, and Lot Size). The Teton County Code specifies a side yard setback of 30-feet. The applicant proposes a side yard setback of 20-feet from the south property line to allow an addition to the existing garage.

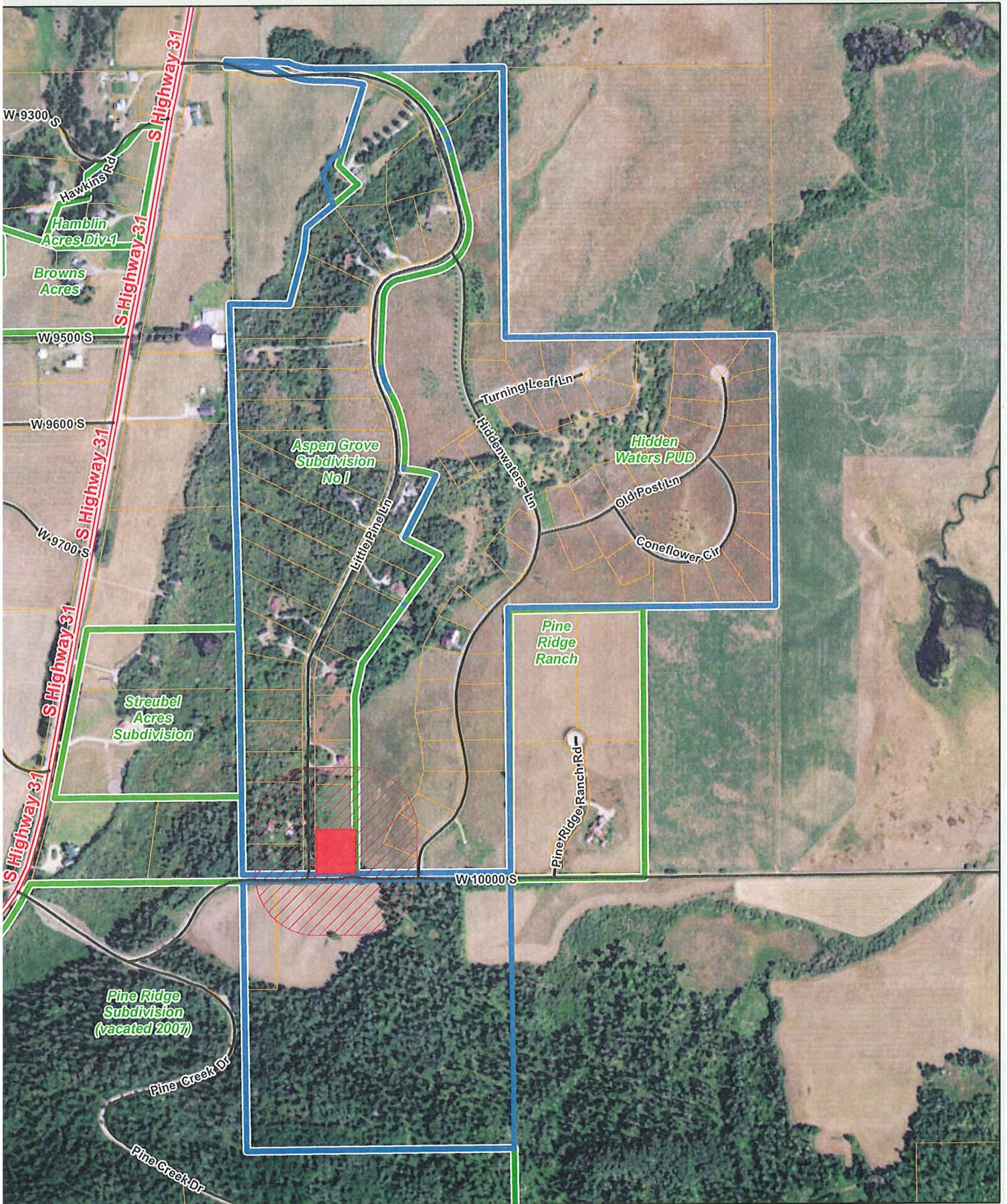
PUBLIC HEARING

The Teton County Planning and Zoning Commission will hold a public hearing in the Commissioners’ Chamber located on the First Floor (lower level, southwest entrance) at 150 Courthouse Drive, Driggs, Idaho on **June 9, 2015** on this matter. This application is scheduled to be heard at 5:00 p.m.

Information on the above application is available for public viewing in the Teton County Planning and Building Department at the Teton County Courthouse in Driggs, Idaho. The development application and various related documents are also posted, as they become available, at www.tetoncountyidaho.gov. To view these items, go to the Calendar or Upcoming Events and select the PZC Public hearing of 6-9-2015. Then select the agenda item in the Additional Information Side Bar. Written comments will be included in the packet of information provided to the Commission for consideration prior to the hearing if they are received in the Planning and Building Department no later than 5:00pm on Friday, May 29, 2014. Written comments may be e-mailed to pz@co.teton.id.us, mailed to the address above, or faxed. You may also present your comments in person at the hearing.

The public shall not contact members of Planning & Zoning Commission concerning this application, as their decision must, by law, be confined to the record produced at the public hearing.

If you have any further questions, please do not hesitate to call the Teton County Planning and Building Department at 208-354-2593.



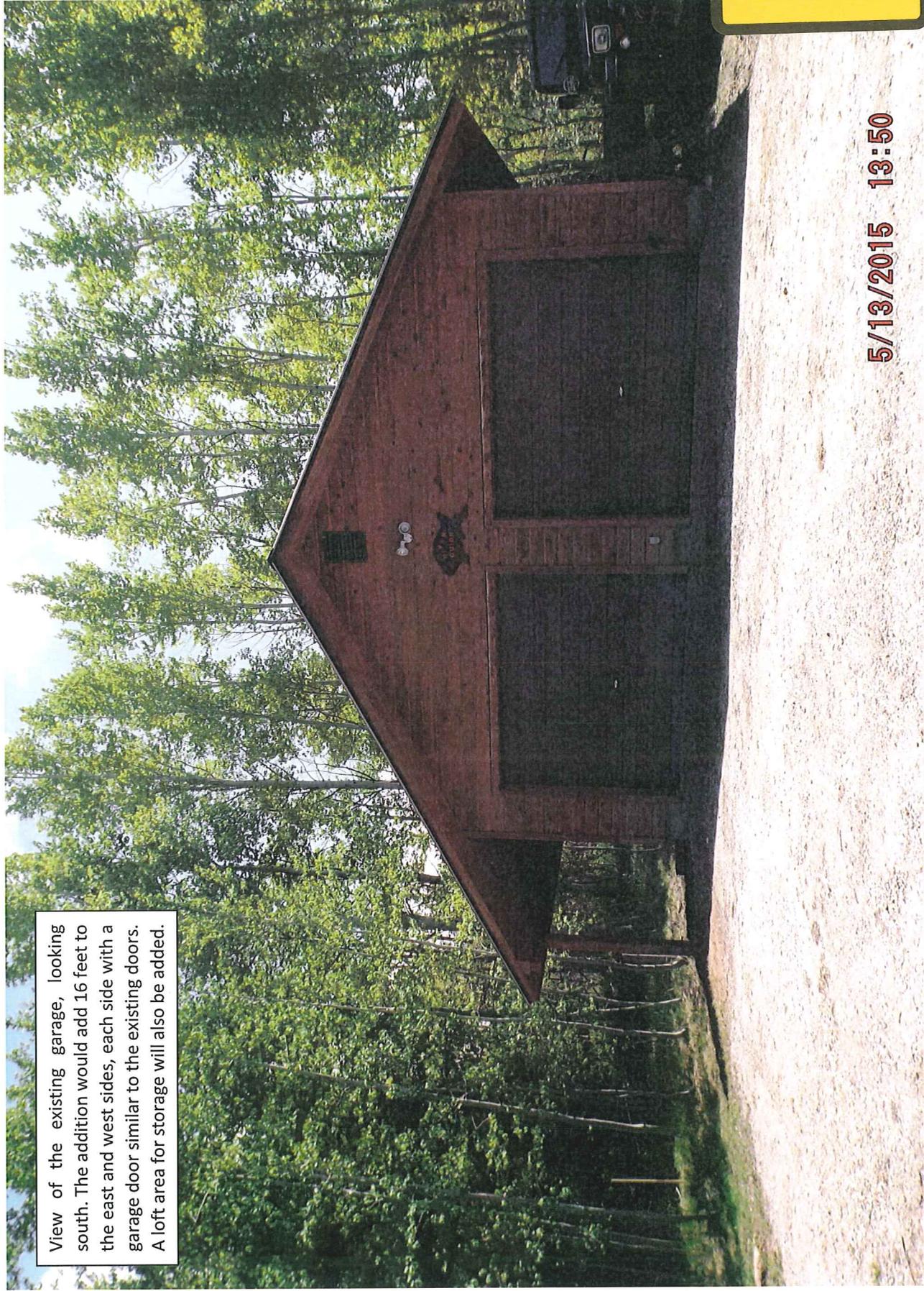
- Legend**
- 300 ft Notification Buffer
 - Subject Parcel
 - Notified Parcels
 - Subdivisions / Phases
 - Parcels

NICHOLS SETBACK VARIANCE NOTIFICATION

Printed: May 13, 2015



View of the existing garage, looking south. The addition would add 16 feet to the east and west sides, each side with a garage door similar to the existing doors. A loft area for storage will also be added.



tabbies®
EXHIBIT
10

5/13/2015 13:50

View of the south side of the Nichols garage, standing at the southwest corner of the property. The addition to the garage would increase the width of the structure (east and west sides) and the height, but it would not expand the south side of the building.



View of the south side of the Nichols property from County Road W 10000 S. The existing garage is slightly visible through the trees.



5/13/2015 13:54

View of the front of the Nichols property looking north. There is a well in front of the existing home, which would prevent a separate garage from being built on this area of the property.



5/13/2015 13:51

View of the back/side of the Nichols property looking north. There is a septic tank and drainfield behind the existing home, which would prevent a separate garage from being built on this area of the property. South of the home is open space. A new driveway would be have to be constructed if a separate garage was built in this area.





From: dick poduska
Sent: Tuesday, May 26, 2015 4:17 PM
To: PZ
Cc: 'dick poduska'
Subject: Solicitation for Comments: Lot 27 Aspen Grove Variance request for side yard setback

To the Teton County Planning and Zoning Commission,

I own Lot 53 in the Hiddenwaters PUD and am providing input regarding the request for a Variance to a side yard setback in Lot 27 in Aspen Grove Subdivision as stated in the May 15, 2015 letter I received from the Teton County Planning and Building Department.

I do not support granting approval for the Variance. My concerns are that:

- I expect approval to build within 20 feet from the south property line would make the addition to the existing garage more visible from 10000 S than the existing garage. Maintaining the natural look of the area, to the maximum extent possible, is an important aspect to the character of the area.
- Approval of the variance may serve to encourage additional variance requests and approvals for side yard setback reductions which could lead to a reduced setback becoming the norm.

Thank you very much for the opportunity to provide input to the hearing to be held in the Commissioners' Chamber on June 9, 2015.

Sincerely,
Richard Poduska

~~~~~

**From:** Allen Doyle  
**Sent:** Tuesday, May 26, 2015 4:25 PM  
**To:** PZ  
**Subject:** Set back variance lot 27 Aspen Grove SEc 17 T3N R45E

We own the property directly south of the proposed lot setback variance. Our only concern is making sure that there is no interference with the 60 ft. road right of way. Thus avoiding any problems with future snow removal. Thank You! Doyle T. Allen

~~~~~

From: Gayla Folkman
Sent: Thursday, May 28, 2015 9:57 PM
To: PZ
Subject: Lot variance Aspen Grove

Re: Nichols Setback Variance Request Lot 27 Aspen Grove.

As owners of two lots in Hiddenwater Subdivision, we request that the variance be denied as it could set a precedence that could become a problem in the future.

Gayla Folkman

G & W Mountain Properties
Hiddenwaters Lots 48' 49'
Sent from my iPad