



City of Greenleaf
20523 N. Whittier Drive
Greenleaf, Idaho 83626
208/454-0552
208/454-7994 (fax)
greenleafcity@cableone.net

VARIANCE APPLICATION

Address of subject property: 20694 Hillcrest Dr

Tax Parcel # _____

Applicant: Ryan Schuwerle

Address: Same

Phone: 208 989 6159 Fax: _____ E-Mail: ryans@leisureliving.com

DESCRIPTION OF THE NATURE OF THE VARIANCE REQUESTED: _____

I would like to build a shop & Attached Garage See Attached

ACCOMPANIMENTS CHECKLIST

The following items must accompany this form to meet the standard for a complete application submission:

- A narrative statement demonstrating with specificity that the requested variance meets each and every standard set out in GC § 9-13-02.1.
- Fee received (receipt # _____) IW #22-V 600
- A list of all affected property owners within 300 feet of the subject parcel must accompany the application.
- If the variance is sought by reason of surveyable conditions, a survey of the lands in question by a registered professional surveyor showing that the conditions exist.

CERTIFICATION

I do hereby make application for a variance as described in this application and accompaniments, and do certify that accurate information has been provided. I also acknowledge receipt of a copy of GC § 9-13-02 governing variances (p. 2 and 3 of this form GL-CY08-LA13).

Dated this 18 day of March, 2022.

Ryan Schuwerle
Name (please print)

[Signature]
Signature

20 April 2022

Dear City of Greenleaf Planning and Zoning Commission,

I am requesting the following two variances at 20698 Hillcrest Drive to allow construction of an attached garage and a modestly sized 24 foot by 36 foot detached shop building:

1. Variance from the 20-ft r-5 zoning street setback, and
2. Variance from the typical 10-foot distance between buildings

The front of the proposed shop would be approximately 12 feet from the edge of Antrim Drive and the back of the shop would be approximately 16 feet from the edge of the road. The shop doors would open onto parking on my property and not directly onto Antrim Drive and eliminate potential traffic hazard. The property lines were moved when Antrim became a through street, it originally dead-ended at my house.

I would also need to build the shop closer than 10 feet from my house to preserve the 7.5 foot r-5 zoning side setback between the proposed shop and neighboring property, and will work with the Building Inspector for any additional firewall needed to stay within building code or as required for fire safety.

A finding by the Commission for the variance per Greenleaf Code §9-13-02.1 is supported as follows in ***bold italics***:

9-13-2-1: MAJOR VARIANCE STANDARDS: A variance shall not be granted unless the commission makes specific findings of fact based directly on the particular evidence presented to it which support conclusions that the standards and conditions have been met by the applicant. The commission may grant a variance only upon the following findings:

A. Special physical conditions and circumstances applicable to the land, structure or building involved make a literal enforcement of the provisions of this title an undue hardship; provided that:

1. Economic hardship alone is not to be considered as an undue hardship; and

The variance request is made due to space limitations on the property, not economic hardship. The shop building project is not possible unless relief is given from setback from Antrim Drive and distance from the house.

2. The special conditions and circumstances are peculiar to the land, structure or building involved, and are not applicable to other lands, structures or buildings conforming to this title in the vicinity; and

The variance request is made due to the special conditions and circumstances peculiar to this lot. The parcel is an odd-shaped, triangular property with house built before the city incorporated and before Antrim Drive was extended and deeded to the city as part of the Vista Way Addition.

The proposed shop location is the only place on the lot where there is room to site and build a shop of usable size. A variance from the street frontage setback and reduction of setback between the proposed shop and the main house are needed to preserve the zoning side setback of 7.5 feet from the neighboring property.

The parcel is also one of just a handful in town which has more than one street frontage, in this case road frontage to both Hillcrest Drive and to Antrim Drive. The front door of the home is toward Hillcrest Drive and back door of the home is toward Antrim Drive. If the side of the lot toward Antrim Drive were considered the back or side of the lot, then the proposed shop would be more than 7.5 feet from Antrim Drive.

3. That these special conditions and circumstances do not result from the actions of an owner of the land; provided that for purposes of a variance as to the characteristics of a building, a subdivider who is not the applicant is not to be considered an owner for these purposes.

These special conditions and circumstances do not result from actions of the current property owner. I believe these issues arise from choices made by the subdivider of the Vista Way Addition and the initial owner of the property who had the current residence built in the late 1960's.

B. Granting the variance would preserve for such property privileges enjoyed by other property in the vicinity; provided that:

Other properties in this section of town benefit from having shop buildings on the property.

1. No nonconforming use of neighboring lands, structures or buildings in the same district, and no use of lands, structures or buildings in other districts, shall be considered a privilege enjoyed by other property in the vicinity; and

I am not aware of any similar shop or storage buildings in the area that are non-conforming uses in the zone. I am not presenting a non-conforming use on other property as a reason why the variance request should be granted for my property.

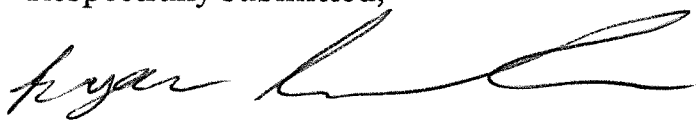
2. Granting the variance requested will not confer on the applicant any special privilege that is denied by this title to other lands, structures or buildings in the same district, and affected by the same conditions and circumstances.

No special privilege would be conferred. This variance request is particular to the odd shape of the parcel, street location, and placement of existing home which are unique to this property.

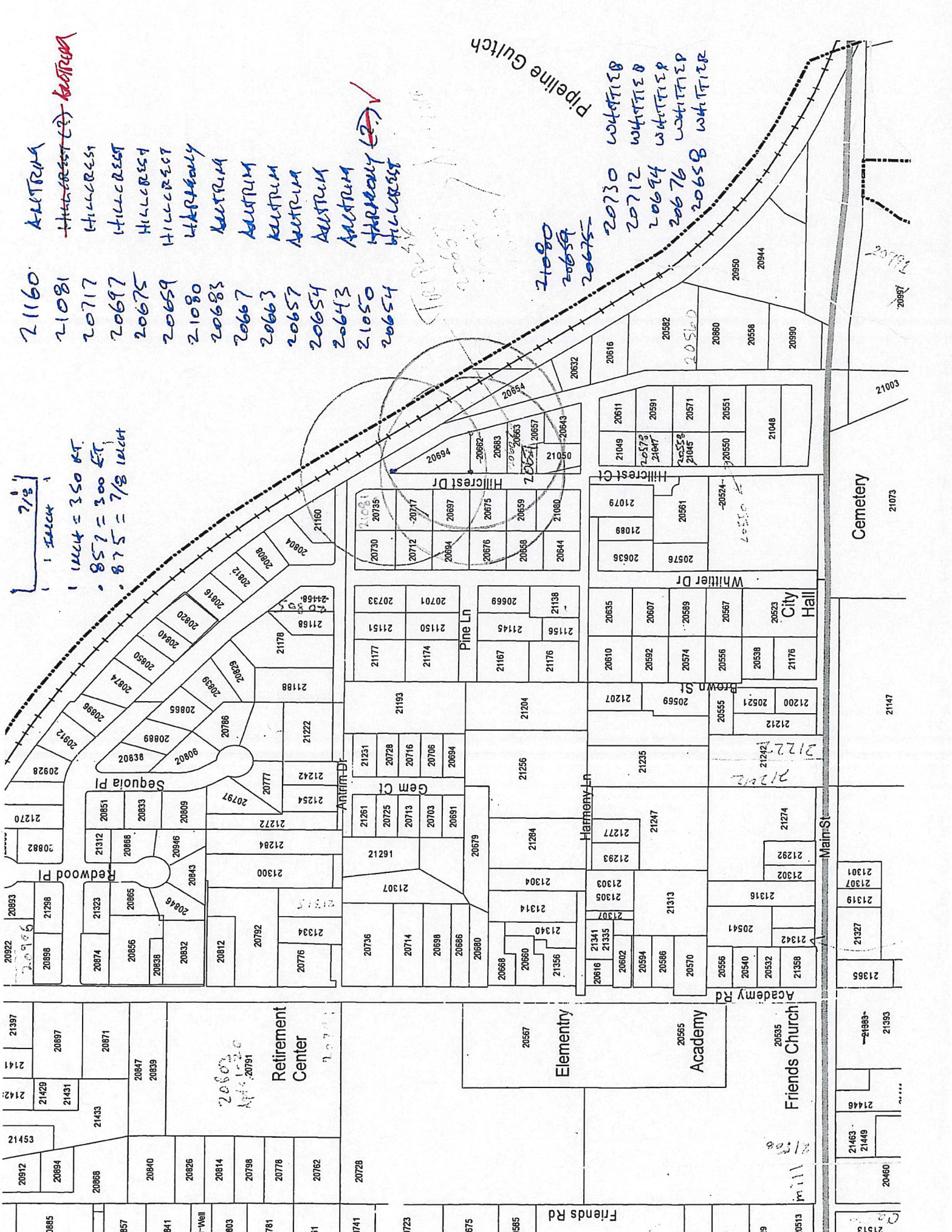
C. Granting the variance would not be in conflict with the public interest and will not alter the essential character of the neighborhood or violate the comprehensive plan.

Granting the variance would not be in conflict with the public interest. Fire-stop and emergency access provided by the 7.5 ft. side setback to neighboring property is maintained. Granting the variance should have no affect on the essential rural residential character of the neighborhood. The rural character of the community promoted by the city's comprehensive plan is not diminished by the addition of a shop building to the property. There was a shop of similar size shop just put in on Antrim a few months ago. Also I believe the corner of my house is currently in the road right of way because Of Antrim becoming a through street. I have also talk to the cities public works director, he stated that has no problem with where the shop would be. Because no construction can take place on the other side of Antrim. There would be no need for additional city utilities to be added on the section of Antrim Rd. where my lot sits.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Ryan Schnuerle". The signature is fluid and cursive, with a long horizontal stroke at the end.

Ryan Schnuerle



21160 AUSTRIA
 21081 HILLCREST (2) - AUSTRIA
 20717 HILLCREST
 20697 HILLCREST
 20675 HILLCREST
 20659 HILLCREST
 21080 HARTMAN
 20683 AUSTRIA
 20667 AUSTRIA
 20663 AUSTRIA
 20657 AUSTRIA
 20654 AUSTRIA
 20643 AUSTRIA
 21050 HARTMAN (2)
 20654 HILLCREST

21090
 20689
 20675
 20730
 20712
 20694
 20676
 20658
 20560
 20860
 20558
 20990

7/8
 1 FALCH
 1 ALLEY = 350 FT.
 1 857 = 300 FT.
 1 875 = 7/8 ALLEY

Cemetery 21073

Retirement Center

Elementary

Academy

Friends Church

21513
21460
21463
21449
21446
21393
21365
21327
21319
21307
21301

20855
 20857
 20841
 H-Well
 20803
 20781
 '61
 20741
 20723
 20675
 20585
 Friends Rd
 3
 7
 329
 20513

Dennis Dan
21160 Antrim Dr
Greenleaf, ID 83626

Christine Fendley
20663 Antrim Dr
Greenleaf, ID 83626

Summers Robert L
Summers Rebecca R
20658 Whittier Dr
Greenleaf, ID 83626

Alvarez Javier lara
21081 Antrim Dr
Greenleaf, ID 83626

Jack McClure
20657 Antrim Dr
Greenleaf, ID 83626

Ortega Christina
P.O. Box 454
Greenleaf, ID 83626

Greenleaf City of
20523 Whittier Dr
Greenleaf, ID 83626

Winchester Michael J
Winchester Sheri R
20697 Hillcrest Dr
Greenleaf, ID 83626

Ehrlich John A
Ehrlich Lavonda K
P.O. Box 32
Greenleaf, ID 83626

Granden Dakota
20675 Hillcrest Dr
Greenleaf, ID 83626

Smith Gary C
Smith Jacqueline C
P.O. Box 6006
Caldwell, ID 83606

Ming Anthony M
20659 Hillcrest Dr
Greenleaf, ID 83626

Sample James W
Sample Karen G
20654 Antrim Dr
Greenleaf, ID 83626

Shores Brandon
21080 Harmony Ln
Greenleaf, ID 83626

Pew Scott E
20730 Whittier Dr
Greenleaf, ID 83626

Yamane-Carpenter Susan P
Carpenter Dan I
19476 Top Rd
Caldwell ID 83607

Johnson Ken E
Kelly Duane E
16801 Bradshaw St
Overland Park, KS 66221-7598

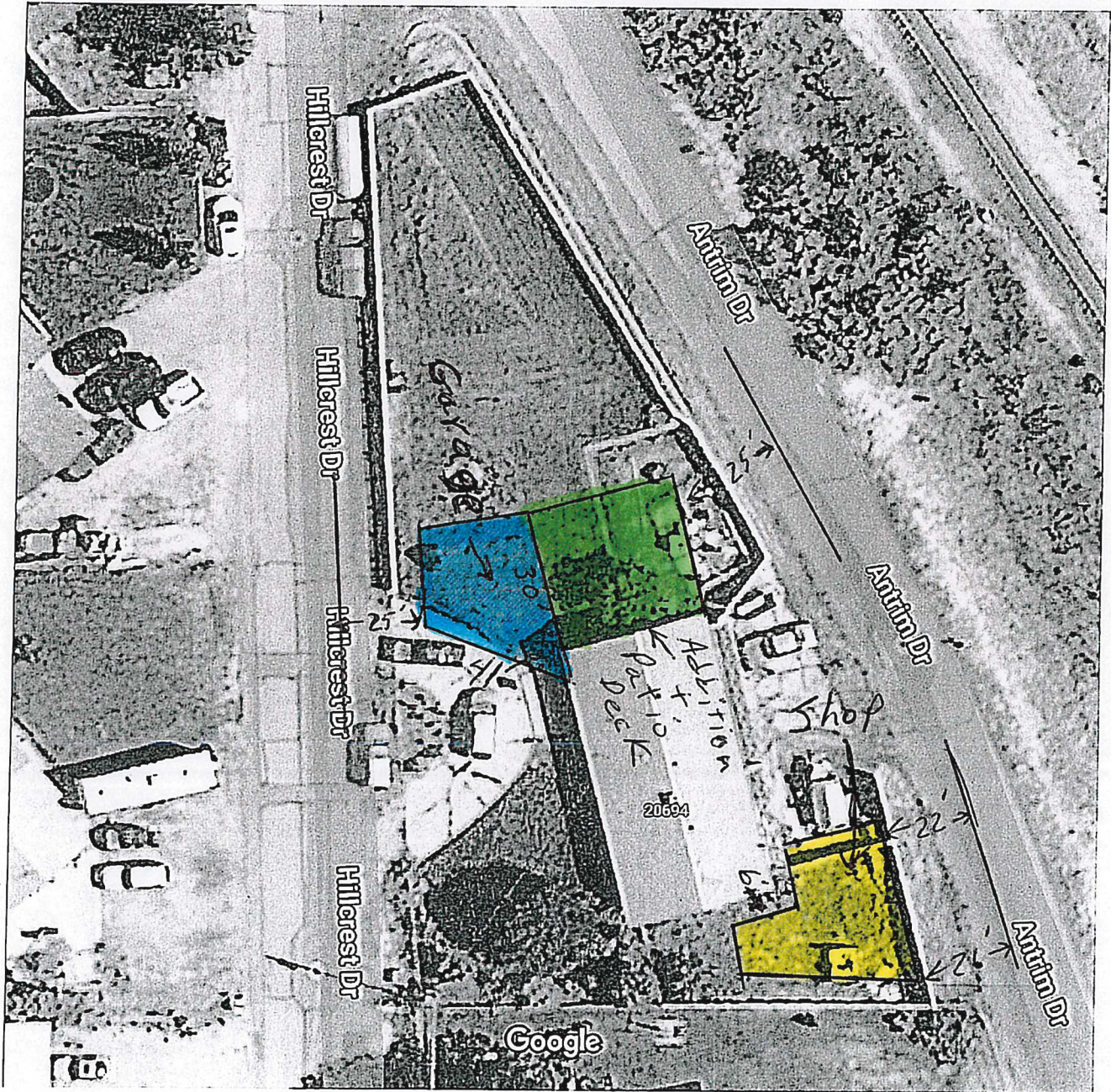
Sunshine Mountain Land LLC
86-012 Pokai Bay St
Waianae HI 96792

Norris Gerald H
Norris Beverly A
20694 N. Whittier Dr
Greenleaf, ID 83626

Alicia Cruz
29667 Antrim Dr
Greenleaf, ID 83626

Black Bly L
Black Karen Lee
20767 Whittier Dr
Greenleaf, ID 83626

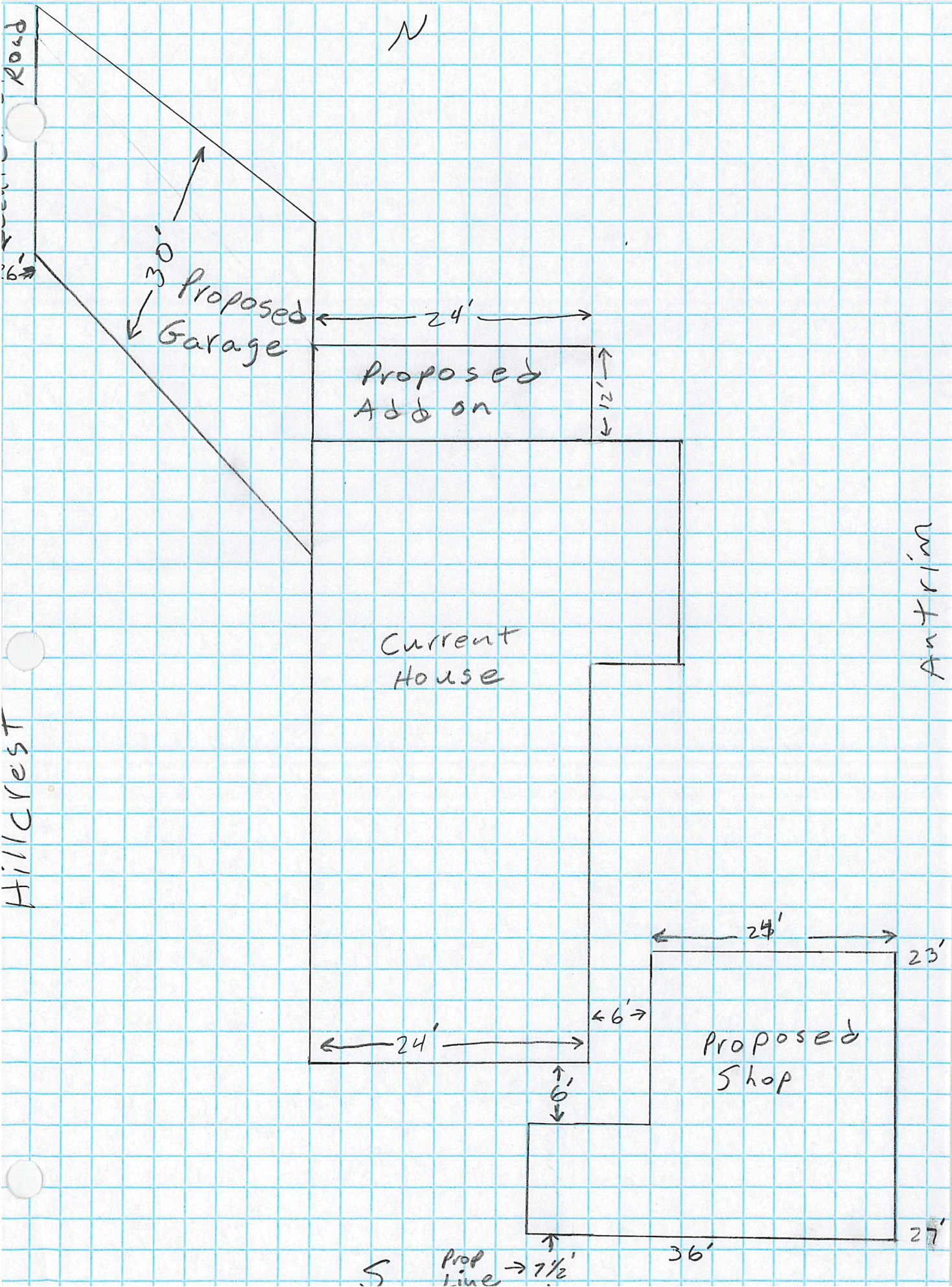




Imagery ©2022 Maxar Technologies, State of Oregon, Map data ©2022 20 ft

Yellow = Shop
Blue = GARAGE
Green = RES. ADDITION w/ DECK WRAP
RESERVATION





City of Greenleaf

20523 N Whittier Dr.
Greenleaf, ID 83626
(208) 454-0552

Invoice

Date	Invoice #
6/1/2022	22-V Gen

Bill To
R1729700000 c/o Robert Schnuerle 20694 Hillcrest Dr Greenleaf, ID 83626

PAID
06/01/2022

P.O. No.	Terms	Project
	payable upon receipt	

Quantity	Description	Rate	Amount
	Schnuerle, 20694 Hillcrest Dr.	565.00	565.00
		Total	\$565.00