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IDWR/NORTHERN

December 10, 1991

Subject: Statement to support the request for a variance on Lot 2 of Falls River Homes, 1st Addition.

The variance requested is that a minimum distance of two feet from the west boundary of Lot 2, Falls River Homes, 1st Addition be granted for an addition to the mobile home has been on this site since May 1969.

This addition was built in late summer of 1991 in an attempt to preserve the existing structure and to accommodate the needs of the owners. The owners have used this property on a seasonal basis since acquiring it in 1968 and they have no intention of establishing a year-round home on this site.

The application of strict zoning regulations would cause undue hardships because the site characteristics limit the portion of Lot 2 which can be utilized for a structure and parking. The owners have constructed several terraces on the property to enable them to use it. In addition to these limitations, at the time the owners sold Lot 1 in 1977, they were required to deed a significant portion of Lot 2 to the buyers of Lot 1 and to grant an access easement through Lot 2 to Lot 1. The access easement further restricts the portion of Lot 2 which can be utilized as dwelling site and for vehicle parking.

Prior to the repair of the mobile home, it is unlikely that it could have been moved due to the deteriorated condition of much of the structural members in its walls which have

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since been replaced. The addition to the structure is resting on timbers and pier blocks and would not be movable.

The corner posts of Lots 2 and 3 which marked their common boundary were lost or destroyed many years ago. Mr. Morzeck, the owner of Lot 3, had his lot surveyed about two years ago (1989?) and these corners were reestablished in a location which seemed to be several feet to the east of the old markers. The owners of Lot 2 do not dispute the survey because the technology of surveying must have improved greatly since these lots were originally surveyed over twenty years ago. The point is that the original location of the mobile home based on the old markers was several feet further from the common boundary of Lots 2 and 3.

The topography of Lots 1, 2, and 3 is such that they are on different levels. Lot 3 is higher than Lot 2 and as Mr. Morzeck states in his letter the existing structure (which includes the addition) on Lot 2 "causes no interference with any view or activity from lot #3, this is due to lot #3 being of a higher elevation."

Lot 1 is lower than Lot 2 and the principle views from Lot 1 are to the east and north and are not impacted by the mobile home on Lot 2.

It is our earnest hope that the requested variance will be granted so that we may continue to enjoy this property as we have for over twenty years.

Sincerely,

Theresa B. Wilkoff and Eugene M. Wilkoff

Light, Ventilation and Sanitation

Sec. 1205. (a) General. For the purpose of determining the light or ventilation required by this section, any room may be considered as a portion of an adjoining room when one half of the area of the common wall is open and unobstructed and provides an opening of not less than one tenth of the floor area of the interior room or 25 square feet, whichever is greater.

Exterior openings for natural light or ventilation required by this section shall open directly onto a public way or a yard or court located on the same lot as the building.

EXCEPTIONS: 1. Required windows may open into a roofed porch where the porch:

- A. Abuts a public way, yard or court; and
 - B. Has a ceiling height of not less than 7 feet; and
 - C. Has a longer side at least 65 percent open and unobstructed.
2. Skylights.

(b) Light. Guest rooms and habitable rooms within a dwelling unit or congregate residence shall be provided with natural light by means of exterior glazed openings with an area not less than one tenth of the floor area of such rooms with a minimum of 10 square feet.

(c) Ventilation. Guest rooms and habitable rooms within a dwelling unit or congregate residence shall be provided with natural ventilation by means of openable exterior openings with an area of not less than one twentieth of the floor area of such rooms with a minimum of 5 square feet.

In lieu of required exterior openings for natural ventilation, a mechanical ventilating system may be provided. Such system shall be capable of providing two air changes per hour in all guest rooms, dormitories, habitable rooms and in public corridors. One fifth of the air supply shall be taken from the outside.

Bathrooms, water closet compartments, laundry rooms and similar rooms shall be provided with natural ventilation by means of openable exterior openings with an area not less than one twentieth of the floor area of such rooms with a minimum of 1 1/2 square feet.

In lieu of required exterior openings for natural ventilation in bathrooms containing a bathtub or shower or combination thereof, laundry rooms, and similar rooms, a mechanical ventilation system connected directly to the outside capable of providing five air changes per hour shall be provided. The point of discharge of exhaust air shall be at least 3 feet from any opening into the building. Bathrooms which contain only a water closet or lavatory or combination thereof, and similar rooms may be ventilated with an approved mechanical recirculating fan or similar device designed to remove odors from the air.

Accessibility to Toilets and Other Features

Sec. 511. (a) Access to Water Closets. The water closet stool shall be located in a clear space not less than 30 inches in width. The clear space in front of the water closet stool shall not be less than 24 inches.

See Chapter 31 for requirements for water closets on floors required to be accessible.

(b) Access to Other Features. Accessibility to other building features shall be provided in accordance with Chapter 31.

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Smoke Detectors and Sprinkler Systems

Sec. 1210. (a) Smoke Detectors. 1. General. Dwelling units, congregate residences and hotel or lodging house guest rooms that are used for sleeping purposes shall be provided with smoke detectors. Detectors shall be installed in accordance with the approved manufacturer's instructions.

2. Additions, alterations or repairs to Group R Occupancies. When the valuation of an addition, alteration or repair to a Group R Occupancy exceeds \$1,000 and a permit is required, or when one or more sleeping rooms are added or created in existing Group R Occupancies, smoke detectors shall be installed in accordance with Subsections 3, 4 and 5 of this section.

3. Power source. In new construction, required smoke detectors shall receive their primary power from the building wiring when such wiring is served from a commercial source and shall be equipped with a battery backup. The detector shall emit a signal when the batteries are low. Wiring shall be permanent and without a disconnecting switch other than those required for overcurrent protection. Smoke detectors may be solely battery operated when installed in existing buildings; or in buildings without commercial power; or in buildings which undergo alterations, repairs or additions regulated by Subsection 2 of this section.

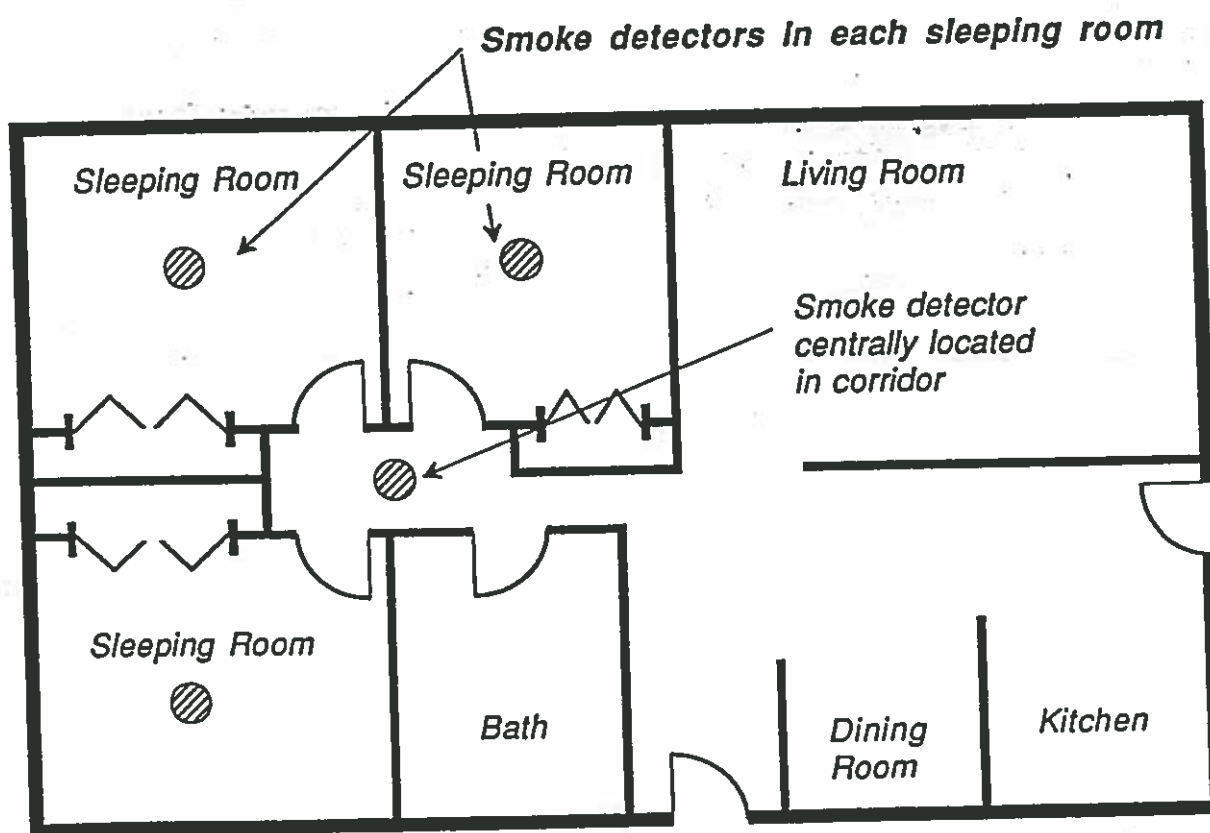
4. Location within dwelling units. In dwelling units, a detector shall be installed in each sleeping room and at a point centrally located in the corridor or area giving access to each separate sleeping area. When the dwelling unit has more than one story and in dwellings with basements, a detector shall be installed on each story and in the basement. In dwelling units where a story or basement is split into two or more levels, the smoke detector shall be installed on the upper level, except that when the lower level contains a sleeping area, a detector shall be installed on each level. When sleeping rooms are on an upper level, the detector shall be placed at the ceiling of the upper level in close proximity to the stairway. In dwelling units where the ceiling height of a room open to the hallway serving the bedrooms exceeds that of the hallway by 24 inches or more, smoke detectors shall be installed in the hallway and in the adjacent room. Detectors shall sound an alarm audible in all sleeping areas of the dwelling unit in which they are located.

5. Location in efficiency dwelling units, congregate residences and hotels. In efficiency dwelling units, hotel suites and in hotel and congregate residence sleeping rooms, detectors shall be located on the ceiling or wall of the main room or each sleeping room. When sleeping rooms within an efficiency dwelling unit or hotel suite are on an upper level, the detector shall be placed at the ceiling of the upper level in close proximity to the stairway. When actuated, the detector shall sound an alarm audible within the sleeping area of the dwelling unit, hotel suite or sleeping room in which it is located.

Section 1210 SMOKE DETECTORS

UBC page 107

- Smoke detectors are now required within each sleeping room of a dwelling unit.
- Detectors in sleeping rooms are in addition to those required in other locations.
- Placing detectors within the rooms will provide the early warning the occupants of those rooms need when the fire begins within the sleeping room.



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Guardrails and Vehicle Barriers

Sec. 1712. (a) Guardrails. Unenclosed floor and roof openings, open and glazed sides of stairways, landings and ramps, balconies or porches, which are more than 30 inches above grade or floor below, and roofs used for other than service of the building shall be protected by a guardrail.

EXCEPTION: Guardrails need not be provided at the following locations:

- A. On the loading side of loading docks.
- B. On the auditorium side of a stage or enclosed platform.
- C. Along vehicle service pits not accessible to the public.

The top of guardrails shall not be less than 42 inches in height.

EXCEPTIONS: 1. The top of guardrails for Group R, Division 3 and Group M, Division 1 Occupancies and interior guardrails within individual dwelling units, Group R, Division 3 congregate residences and guest rooms of Group R, Division 1 Occupancies may be 36 inches in height.

2. The top of guardrails on a balcony immediately in front of the first row of fixed seats and which are not at the end of an aisle may be 26 inches in height.

3. The top of guardrails for stairways, exclusive of their landings, may have a height as specified in Section 3306 (i) for handrails.

Open guardrails shall have intermediate rails or an ornamental pattern such that a sphere 4 inches in diameter cannot pass through.

EXCEPTIONS: 1. The open space between the intermediate rails or ornamental pattern of guardrails in areas of commercial and industrial-type occupancies which are not accessible to the public may be such that a sphere 12 inches in diameter cannot pass through.

2. The triangular openings formed by the riser, tread and bottom element of a guardrail at the open side of a stairway may be of such size that a sphere 6 inches in diameter cannot pass through.

(b) Vehicle Barriers. In all parking garages where any parking area is located more than 5 feet above the adjacent grade, vehicle barriers shall be provided.

EXCEPTION: Parking garages of Group M, Division 1 Occupancies.

Vehicle barriers shall comply with the following:

1. The vehicle barrier shall be designed to resist a horizontal load of not less than 6,000 pounds. The horizontal force shall be applied over a one-foot-square area at a height of 18 inches above the parking surface. The force shall be distributed through the vehicle barrier into the structural frame.

2. The vehicle barrier shall have a minimum vertical dimension of 12 inches and shall be centered at 18 inches above the parking surface.

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Q: As the building inspector for a very fast-growing community, I am getting several requests for subterranean buildings for Group R, Division 3 Occupancies. I need information about egress from sleeping areas, and also light and ventilation for this occupancy.

A: Residential buildings which are constructed either partially or wholly below grade must still be designed to satisfy certain minimum provisions relative to light, ventilation and egress from rooms used for sleeping purposes:

Light. Section 1205 (b) states that habitable rooms shall be provided with natural light by means of exterior glazed opening with an area not less than one tenth of the floor area of the room. This requirement could be fully satisfied by the use of glazed skylights (since they are exterior openings) and, thus, no windows would be required. The code does not recognize artificial light as a substitute for natural light.

Ventilation. Section 1205 (c) states that habitable rooms shall be provided with natural ventilation by means of openable exterior openings with an area not less than one twentieth of the floor area of the room, or ventilation may be provided by a mechanical system. Again, this requirement could be fully satisfied by the use of skylights if they were openable and, thus, no windows would be required. Alternately, ventilation could be fully provided by a complying mechanical system. (Please note that in order to comply, at least 20 percent of the makeup air for the mechanical system must be taken from the building exterior. A system which is designed to operate with 100 percent recirculating air would not comply.)

Sleeping Room Egress. Section 1204 states that every sleeping room below the fourth story and basements in dwelling units shall have at least one operable exterior window or door. Although it is possible to provide both light and ventilation without exterior windows or doors, it would be necessary to provide such openings in order to comply with the emergency escape requirements. However, such window or door could open onto an area-way, provided the light well, in turn, had ready access.

For illustrative purposes, see Figure No. 3.

If the area-way is used for light and ventilation as well as for egress, it should comply with the requirements of Section 1206 (c) for courts having required windows. This section would require that the area-way be at least 3 feet wide by 10 feet long. If, however, the area-way is used only for egress, it need be only of sufficient size to permit emergency egress or rescue. Since the code contains no specific information regarding this item, area-way dimensions would need to be established administratively. (Because rescue as well as egress is involved, the building official should consult with the fire department regarding their needs for entry.)

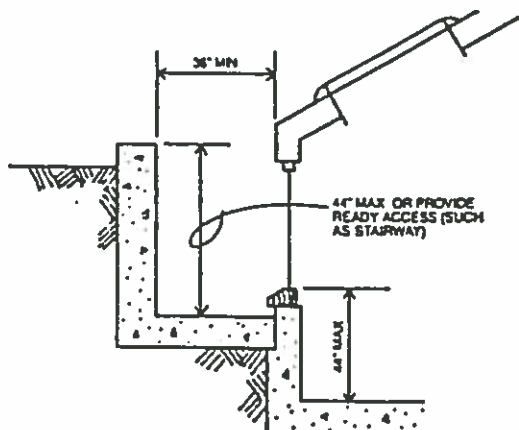


FIGURE NO. 3

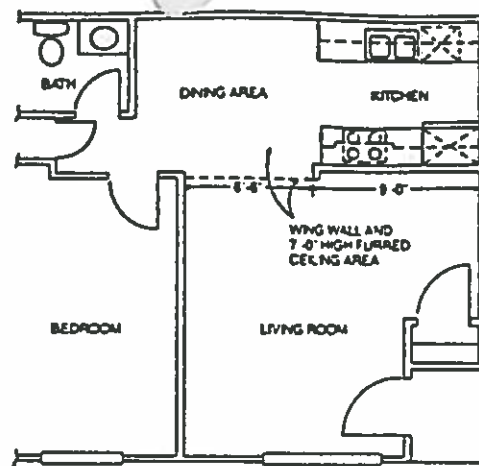


FIGURE NO. 4

We have no argument against natural ventilation, but it is natural light that is our concern and, since this problem occurs frequently, your interpretation would be appreciated.

A: Under the provisions of Subsection 1205 (a), first paragraph, the kitchen and dining area could not be considered as a portion of the adjoining living room for purposes of light requirements, since the common wall between the living room and kitchen-dining room area is not 50 percent open.

Q: Subsection 1205 (c) requires either natural ventilation from the exterior or, in lieu of this, a mechanical ventilation system. I would appreciate your comments as to why such ventilation is required in bathrooms. Also, any other information regarding bathroom exhaust systems which you can provide will be appreciated.

A: The reasons for code provisions requiring bathroom ventilation in residential structures relate to removal of odors and, equally as important, fairly rapid reduction of excess moisture released by bathing, showering and running hot water. Water vapor which is not removed by ventilation may condense on decorated surfaces, gradually destroying the finish materials. In areas where the quantity of moisture vapor in the outside air is generally low, the higher vapor pressure inside the building causes the vapor to attempt to migrate to the exterior. In doing so, it may actually arrive at the dewpoint temperature inside structural cavities and condense as water (or as frost in winter), which is damaging to insulation and can induce dry rot in wood members. If it reaches an impermeable exterior paint film, it will cause blistering and peeling. Returning to the excessive condensation on interior bathroom surfaces, this condition fosters growth of mildew and aids the multiplication of bacteria.

In order to exhaust air from a space there must be a source of makeup air to replace that which the fan removes. Sometimes the makeup air is introduced through a heating supply duct. It would also be possible to undercut the compartment doors enough so that the reduced pressure created by the fan draws makeup air from other parts of the residence. This solution has the disadvantage of reducing the sound and odor isolation provided by tight-fitting doors. There are rather expensive doors available which can be fitted with louvers which will admit makeup air but maintain the sound insulation desired for privacy. Finally, you should examine the planned installation of the exhaust fan to assure yourself that it does have the capacity required to provide the number of air changes specified by the code; further, you should ascertain that the exhaust air will indeed be ducted to the exterior. Not infrequently it will be found that the exhaust is to be discharged into the attic or other structural cavity, compounding the moisture problems just described.

Q: Does the kitchen and dining area of the apartment shown in Figure No. 4 comply with Section 1205 (a), (b) and (c), Light, Ventilation and Sanitation?

1991 UNIFORM MECHANICAL CODE

Clothes Dryers

Sec. 1903. (a) Moisture Exhaust Ducts. Moisture exhaust ducts shall terminate on the outside of the building and shall be equipped with a back-draft damper. Screens shall not be installed at the duct termination. Ducts for exhausting clothes dryers shall not be connected or installed with sheet metal screws or other fasteners which will obstruct the flow. Clothes-dryer moisture-exhaust ducts shall not be connected to a gas vent connector, gas vent or chimney. Clothes dryer moisture exhaust ducts shall not extend into or through ducts or plenums.

(b) Length Limitation. Unless otherwise permitted or required by the dryer manufacturer's installation instructions and approved by the building official, domestic dryer moisture exhaust ducts shall not exceed a total combined horizontal and vertical length of 14 feet, including two 90-degree elbows. Two feet shall be deducted for each 90-degree elbow in excess of two.

(c) Domestic Clothes Dryers. When a compartment or space for a domestic clothes dryer is provided, a minimum 4-inch-diameter moisture exhaust duct of approved material shall be installed in accordance with this section and Section 1104.

(d) Commercial Clothes Dryers. The installation of commercial clothes dryer exhaust ducts shall comply with the appliance manufacturer's installation instructions.

Environmental Air Ducts

Sec. 1104. Environmental air ducts not regulated by other provisions of this code shall comply with this section. Ducts shall be substantially airtight and shall comply with the provisions of Chapter 10. Exhaust ducts shall terminate outside the building and shall be equipped with back-draft dampers. Environmental air ducts which have an alternate function as a part of an approved smoke-control system do not require design as Class 1 product-conveying ducts.

Ducts used for domestic kitchen range ventilation and domestic clothes dryers shall be of metal and shall have smooth interior surfaces. Commercial dryer exhaust ducts shall be installed in accordance with their listing. For additional requirements for domestic dryer exhaust systems, see Section 1903.

EXCEPTION: Approved flexible duct connectors not more than 6 feet in length may be used in connection with domestic dryer exhausts. Flexible duct connectors shall not be concealed within construction.

Bathroom and laundry room exhaust ducts may be of gypsum wallboard subject to the limitations of Section 1002 (a). Exhaust ducts shall not extend into or through ducts or plenums.

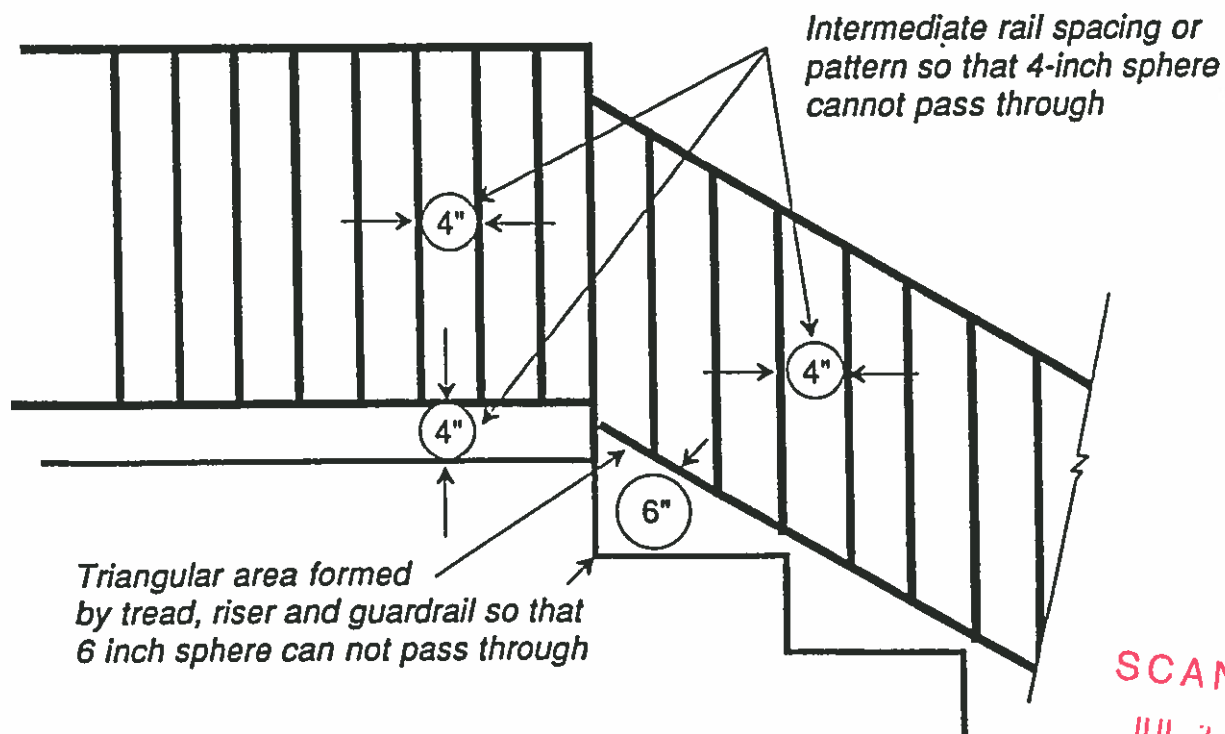
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Section 1712(a) GUARDRAILS

UBC page 116

- "Congregate residences" have been included in the provisions.
- Exception C has been added to permit the elimination of guardrails adjacent to vehicle service pits which are not accessible to the public.
- Maximum permitted spacing for intermediate rails or ornamental patterns in guardrails has been reduced to that which a 4-inch sphere cannot pass through.
- Spacing change will reduce the possibility that children will be able to squeeze through such openings.
- Exception has been added which will retain the 6-inch sphere requirement at the triangular area formed by the tread, riser and guardrail.



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STANDARD AIR LEAKAGE CONTROL

These requirements shall apply to residential housing.

1. The following openings in the building envelope shall be caulked or otherwise sealed to limit infiltration:
 - A. Around glazing and door frames, between the unit and the interior sheet rock or the rough framing;
 - B. Between all exterior wall sole plates and the structural floor, using two rows of caulking or an alternate approved procedure;
 - C. Over all framing joints where floors over conditioned spaces intersect exterior walls (e.g., at rim and band joists), using a high permeance infiltration barrier or alternate approved technique;
 - D. Around penetrations in the building envelope for ducts, plumbing, electrical, and utilities in walls, ceilings, and floors;
 - E. At all openings or joints in the ceiling membrane;
 - F. At the top and bottom of the mudsill (basements only and underfloor plenums); and
 - G. At all other penetrations in the building envelope.
2. Electric outlet plate gaskets shall be installed or the boxes sealed on all electrical outlets in the exterior walls, ceiling, or floor.
3. HVAC ducts shall be sealed at all joints and corners, at junctions between outlet registers, and interior surfaces.
4. Masonry and factory-built fireplaces and wood stoves shall be installed with the following:
 - A. Tight-fitting, closeable metal or glass doors covering the entire opening of the firebox;
 - B. A combustion air intake from outside of the conditioned space directly into the firebox, at least 6 square inches in area, and equipped with a readily accessible, operable, and tight-fitting damper; and
 - C. For masonry fireplaces only, a tight-fitting flue damper with a readily accessible manual control.

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KOOTENAI COUNTY
NWEBC BUILDER INCENTIVE CHECKLIST

Kootenai County Engineering and Technical Services
501 Government Way, C-9000, Coeur d'Alene, ID 83814-1932
Phone: (208) 769-4401

JOB ADDRESS: _____

ENERGY INSPECTIONS: _____

Slab Inspection (Prior to Placing Slab):

- ___ Gravel Base: A 4-inch thick, coarse-grade, gravel base shall be in place.
- ___ Perimeter Insulation: All slab perimeters within 24 inches of the final exterior grade shall be insulated to at least R-10. Insulation shall be 24 inches in length overall and installed in an approved manner.

Insulation and Sealing Inspection:

- ___ Plans: Approved plans shall be available on the job site.
- ___ Windows and Doors: All windows and doors shall be as specified on the approved plans. The rough opening around jambs, sills, and headers shall be sealed to prevent air infiltration. These areas may be either caulked or foamed, but must have an airtight seal.
- ___ Soleplate: Soleplate of walls shall be caulked or glued to the floor.
- ___ Plumbing and Electrical Penetrations: All holes in the "building envelope" shall be sealed to prevent air infiltration. No seal is required where electrical wiring passes horizontally through a wall stud, unless the stud penetrates the building envelope. Electric boxes throughout the building shall either have the holes and edges sealed or be provided with plate gaskets. Rim joists, mudsills, and plumbing stacks shall be sealed.
- ___ Wall Insulation: All wall cavities shall meet the required insulation value. Batts shall not be compressed; batts must be cut to fit around wires, pipes, and outlet boxes. Kraft or foil vapor retarders must be face-stapled.
- ___ Floor Insulation: Floor insulation shall be installed to meet the R-value requirement, and shall be supported in an approved manner with twine, wire, "Tyvek", netting, etc. Avoid compressing the insulation.
- ___ Ceiling Insulation: If eave vents are used, approved baffles shall be placed to permit adequate ventilation through eave vents.

Attics:

- ___ Insulation: Insulation shall be the thickness specified by the manufacturer to comply with required R-values.

Plumbing:

- ___ Hot Water Heaters: Hot water heaters shall meet the ASHRAE (90A-80) specifications.
- ___ Showers: Showers shall be equipped with flow restrictors, allowing a maximum flow of 2.75 gallons per minute per shower head.

Fireplaces/Wood Stoves:

- ___ Doors: Fireplaces and wood stoves shall be equipped with "tight-fitting" metal or glass doors.
- ___ Combustion Air Intake: A combustion air intake shall be ducted directly into the firebox from outside. The intake duct shall be at least 6 square inches in area and shall be equipped with a readily accessible, operable, tight-fitting damper.

Crawl Spaces:

- ___ Ground Cover: A ground cover of 6-mil, black polyethylene (or equal) shall be installed on all crawl space floors. Joint shall be lapped at least 12 inches.

Indoor Air Quality:

- ___ Radon Monitor/Backgrounder Booklet Card: During the final inspection of occupancies which are eligible for incentive payments, the Energy Code Inspector will leave a prepaid postcard which offers a free radon monitor and a Backgrounder Booklet from BPA for indoor air quality.

INDOOR AIR QUALITY WARNING NOTICE

This notice to occupants of new homes discusses indoor air quality. It describes what indoor air pollution is, how it can affect your health, and suggests actions you may wish to take to improve the quality of your indoor environment.

Every home contains pollutants that can affect the quality of the indoor air. Some pollutants, such as formaldehyde, are emitted by certain building materials and home furnishings. Other pollutants, such as radon from underlying soil, can migrate from beneath the home to the home's interior.

Radon is an odorless, colorless, naturally occurring gas that escapes from the soil into homes in varying degrees dependent upon the home's location. Prolonged exposure to radon increases the risk of lung cancer. The environmental protection agency has set a recommended action level at 4 pCi/l for all homes. Radon concentration levels can be lowered through increased ventilation and other means to prevent infiltration into the home.

Formaldehyde is a colorless, pungent smelling gas which can cause watery eyes, burning sensations in the eyes and throat, nausea, and breathing difficulties in some humans when exposed at elevated levels (above 0.1 parts per million).

Typical sources of formaldehyde within new homes are pressed wood products which use adhesives containing urea-formaldehyde resins. Pressed wood products include particleboard, hardwood plywood paneling, and medium density fiberboard. Formaldehyde concentration levels can be lowered through increased ventilation and additional use of air conditioning and dehumidifiers to maintain moderate temperature and humidity levels. In most cases, pollutants do not reach harmful levels. In some homes, however, pollutants do accumulate to levels which can affect the health of the home's occupants.

If the presence of indoor air pollutants becomes a concern, small detectors that measure pollutant concentrations in residences are available for formaldehyde and radon. These devices can be installed in the home for a period of time, and then sent to a laboratory for analysis. The results can then be compared to the pollutant levels mentioned above to help determine if an indoor air quality problem exists.

If you have any questions regarding the health effects associated with exposure to radon, formaldehyde, or any other indoor air contaminants, consult your doctor or local office of the Department of Health and Welfare.

NOTICE TO BUILDER

THIS FORM IS TO BE PLACED WITHIN THE HOME AT OR PRIOR TO
THE TIME OF OCCUPANCY

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NWEC-42

NORTHWEST ENERGY CODE PROGRAM

BUILDER NOTIFICATION OF PROGRAM REQUIREMENTS
FOR PRODUCTS MADE WITH UREA-FORMALDEHYDE

Requirement:

For all structural components of homes built under Bonneville auspices, the builder is required to use particle board and plywood which meet the Department of Housing and Urban Development's (HUD) Formaldehyde Emission Standards of 0.3 ppm and 0.2 ppm respectively. These products carry stamps indicating that they meet the HUD standard. Interior grade structural panels (softwood, plywood, wafer board, oriented-strand board, phenolic particle board) made with phenol-based resins (stamped "Exposure 1"), or exterior grade structural panels (stamped "Exterior") can also be used under this condition.

At the completion of construction, the builder will be requested to sign a statement indicating he has complied with the formaldehyde requirements. This statement must be completed before the incentive payment will be made.

Reference: "Relation Between Indoor Formaldehyde Concentrations and Ventilation Rates for a Group of 16 'New Houses'", D.A. Figley National Research Council Canada, February 1985.

Information: The major interior source of formaldehyde (HCOC) was the building itself.

Reference: "Formaldehyde Emissions From Typical Particle Board Applications and Assessment of Specific Abatement Measures," Robert Kalnins and Peter C. Gaudert, 1980.

Information: The relative formaldehyde source contributions were estimated as follows:

- ▶ Particle board underlay and plywood subfloor- 50%
- ▶ Unfinished particle board surfaces on fixed furniture materials - 20%
- ▶ Removable particle board shelving - 15%
- ▶ Other secondary sources - 15%

Reference: "Formaldehyde Vapor in Mobile Homes: A Cross-Sectional Survey of Concentration and Irritant Effects," July 1979, Wisconsin.

O R D E R

The Kootenai County Board of Commissioners received a recommendation from the Kootenai County Hearing Examiner, after a duly-noticed public hearing, that the Thomas and Evelyn Wetherholt request V-628-91 be approved for a variance from the 10-foot side yard setback requirements of the Agricultural Suburban zone to construct an addition to a manufactured home 2 feet from the west property line. The site is located approximately 1 mile north of East Riverview off Crystal Bay Road at East 505 Hunter's Hollow Road. At said hearing before the Hearing Examiner, persons were asked for testimony either in support of or in opposition to the variance.

The Kootenai County Board of Commissioners, upon review of the file containing the record of all proceedings related to the proposed variance, found as facts that:

1. The site is zoned Agricultural Suburban and is designated as Maximum Density Area on the Comprehensive Plan map.
2. The riverfront lot is approximately 100 by 138 feet in size.
3. The site is accessed off Hunter's Hollow Road, which is a 50-foot wide, two-way, gravel road maintained by Post Falls Highway District.
4. The existing manufactured home (MH) is a nonconforming structure because it is only 2 feet from the west property line and is on a lot less than 5 acres in size in the Agricultural Suburban zone.
5. There is a platted, vacant lot to the west of the site with a travel trailer that is being used for a seasonal residence. The trailer is approximately 35 feet from the Wetherholts' MH. There is a platted lot to the east of the site which is currently vacant.
6. There is a 14-foot easement on the property that provides access to the platted lot to the east of the site.

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not add to the crowding in this area which is presently in a relatively open and uncrowded condition.

- D. Consider the district's character and suitability for particular uses, and with a view of conserving the value of buildings. Normally nonconforming structures should not be expanded, however, in this case, the addition does not noticeably alter the district's character. Furthermore, the MH is probably located in the best possible spot on the lot and has been there since 1969.
5. The reasons set forth justify the granting of a variance.
6. Granting this variance would not be allowing a use which is prohibited by the Zoning Ordinance.

NOW, THEREFORE, IT IS HEREBY ORDERED by the Board of County Commissioners of Kootenai County, Idaho, that the Thomas and Evelyn Wetherholt request V-628-91 for a variance from the 10-foot side yard setback requirements of the Agricultural Suburban zone to construct an addition to a manufactured home 2 feet from the west property line shall be and the same is hereby approved, subject to the following conditions:

1. All construction, current and future, must not encroach further into the setback.
2. The Applicants will be required to meet all Kootenai County Building Codes, Ordinances, and regulations of all other agencies involved in this type of development now and in the future, including obtaining required building permits.

X WETHERHOLI

HUNTERHOLLOW RD

CRYSTAL BAY RD

RIVERTON

← POSTFALLS

COUR D'ALIENE →



SCANNED

JUL 31 2014

1/4 CORNER

100 200 300 400 500 600 700 800 900 1000

SPOKANE

RIVER

SCANNED

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NE 1/4 10-50-5

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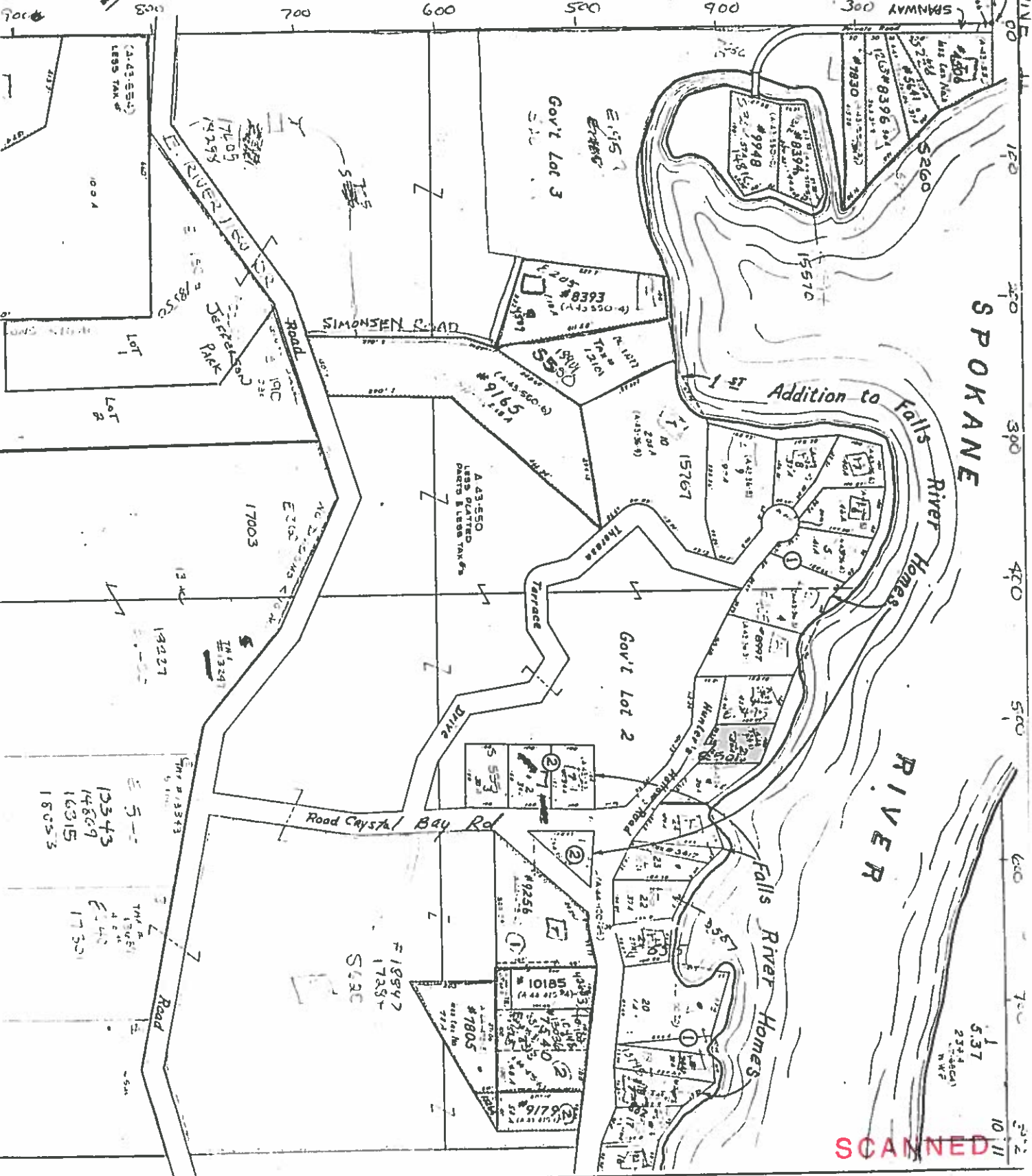
ECTION NUMBER SYSTEM
N STANDARD TOWNSHIP

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21	22	23	24	25	26	27	28	29	30
31	32	33	34	35	36	37	38	39	40

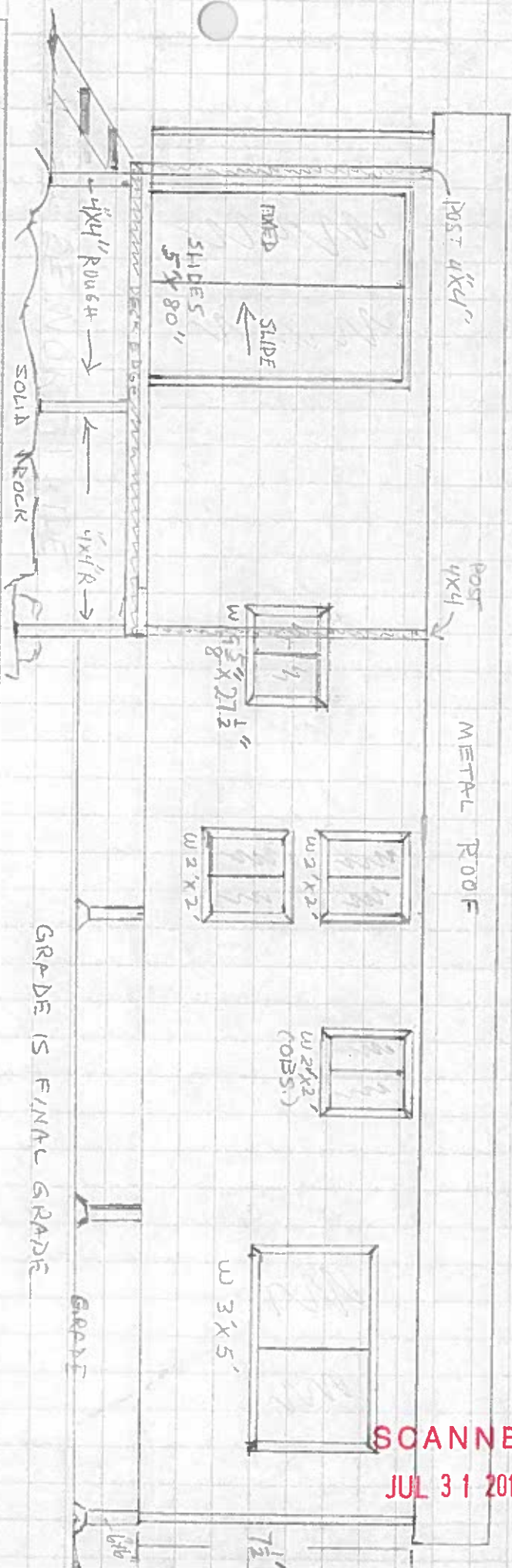
SECTION NUMBER SYSTEM
10000 SECTION

1	2	3	4	5	6	7	8	9	10
11	12	13	14	15	16	17	18	19	20
21	22	23	24	25	26	27	28	29	30
31	32	33	34	35	36	37	38	39	40

1	2	3	4	5	6	7	8	9	10
11	12	13	14	15	16	17	18	19	20
21	22	23	24	25	26	27	28	29	30
31	32	33	34	35	36	37	38	39	40

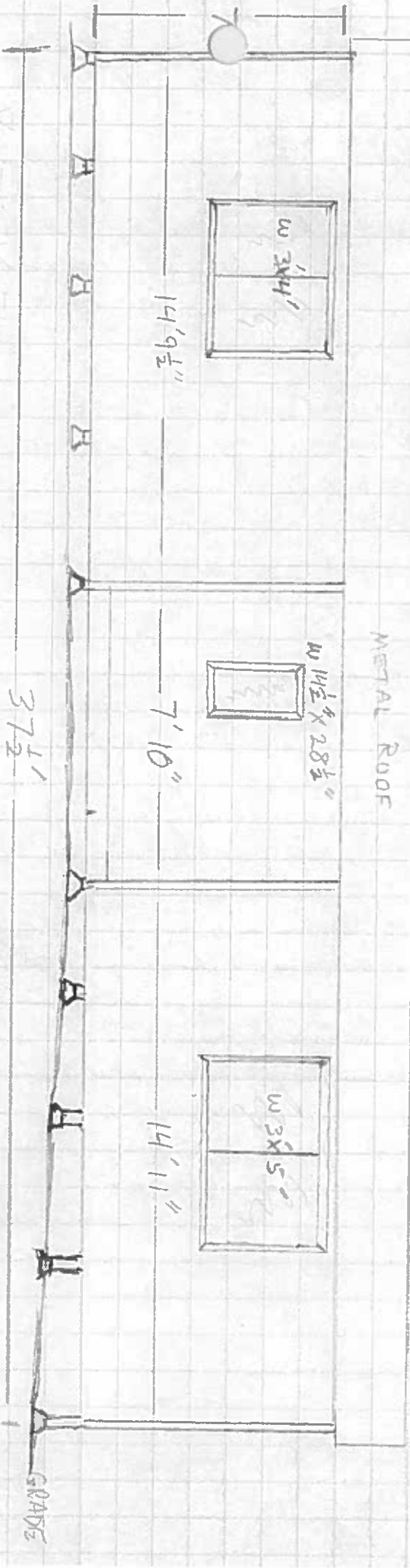


VIEW OF NORTH SIDE



SCANNED
JUL 31 2014

VIEW OF SOUTH SIDE



GRADE IS FINAL GRADE

PARCEL NO: 0-2480-001-002-A

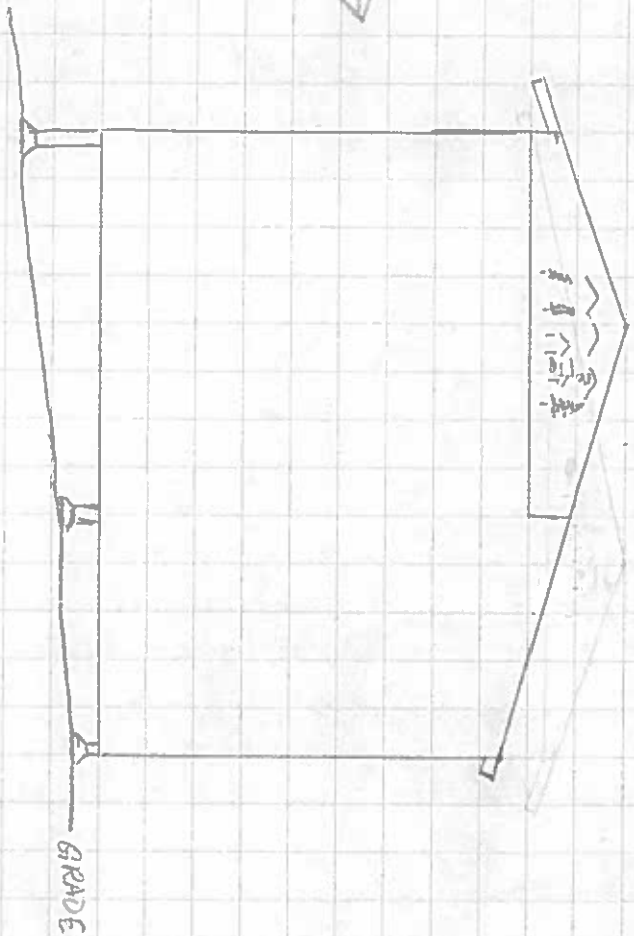
THOMAS R. & EVELYN M. WENTHROP - 505 E HUNTER HOLLOW RD - POST FALLS, IDAHO

DAYTIME PHONES: THOMAS (509) 927-6770, EVELYN (509) 926-1600 (SPEAKS HOME FURNISHINGS)

THOMAS B. & EVELYN M. WETHERHOLT-505 E HUNTER HOLLOW RD-POST FALLS, IDAHO
 DAYTIME PHONES: THOMAS (509)-927-6770, EVELYN (509) 926-1600 (SHEAR'S HOME FURNISHINGS
 PARCEL NO: D-2480-001-002-A

SCANNED
 JUL 31 2014

WEST END VIEW →



EXISTING GRADE IS THE FINISH GRADE

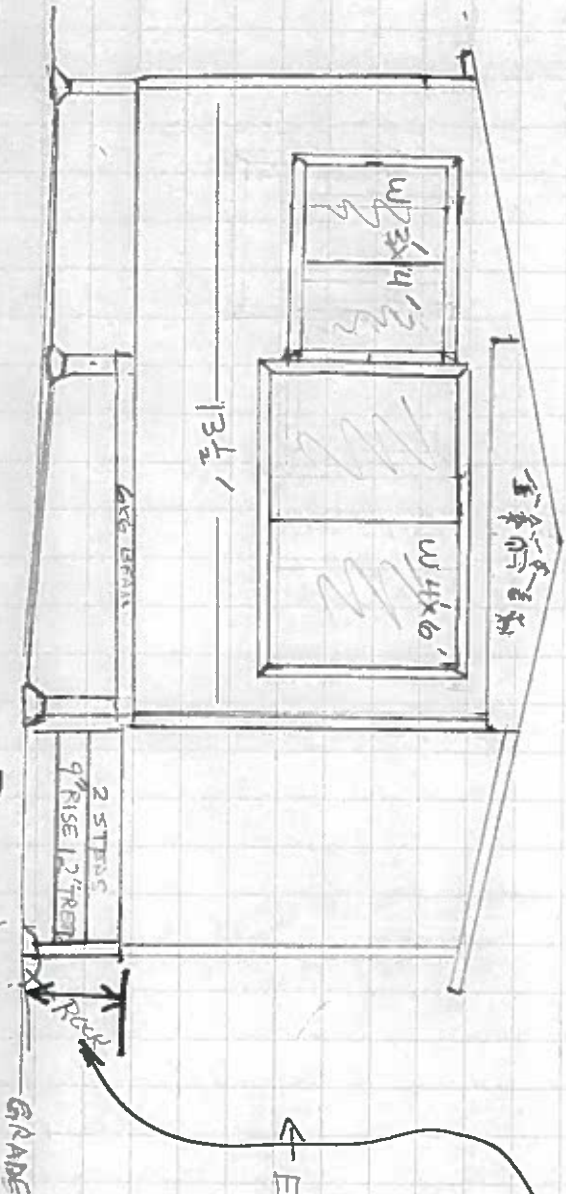
GUARDRAIL REQUIRED
 if 30" or more ABOVE
 GRADE (SEE ATTACHES)

← EAST END VIEW

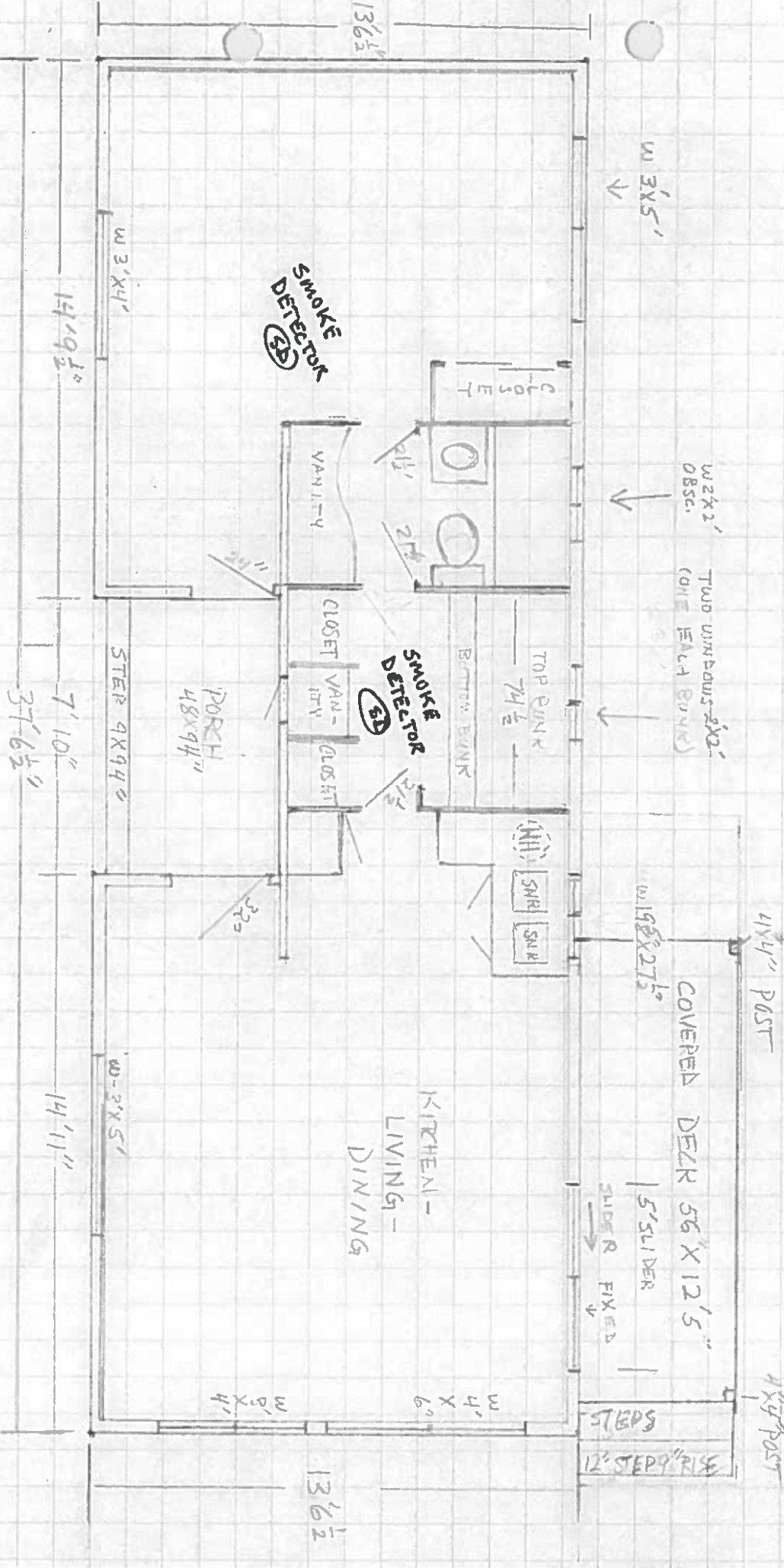
SCALE $\frac{1}{4}" = 1'$

STAIRS

8" MAX. RISE
 9" MIN. RUN



THOMAS B. & EVELYN M. WETHE PHOTO - 505 E. HUNTER HOLLOW RD. - POST FALLS IDAHO
 DAYTIME PHONES: THOMAS (509) 927-6770, EVELYN (509) 926-1600 (SPEAKS HOME FURNISHINGS
 PARCEL NO: 0-2480-001-002-A



FLOOR PLAN FOR 505 HUNTER HOLLOW RD

SCALE: 1/4" = 1'