



VARIANCE	
Permit info: VARFY2020-01	-----
Application Date: 04/27/2020	Rec'd by: ES
FOR OFFICE USE ONLY	

6015 Glenwood Street ▪ Garden City, ID 83714 ▪ 208.472.2921
 ▪ www.gardencityidaho.org ▪ planning@gardencityidaho.org

APPLICANT & OWNER	PROPERTY OWNER & APPLICANT
Name: WILLIAM D. & SUSAN MANSFIELD	Name: WILLIAM D. & SUSAN MANSFIELD
Company: N/A	Company: N/A
Address: 550 E. 52 ND ST	Address: 550 E. 52 ND ST
City: GARDEN CITY	City: GARDEN CITY
State: ID	State: ID
Zip: 83714	Zip: 83714
Tel.:	Tel.: 208-353-3252
E-mail: SUSANCMANSFIELD@GMAIL.COM	E-mail: ME@DENNISMANSFIELD.COM

PROPERTY AND VARIANCE REQUEST INFORMATION

Site address: 550 E. 52 ND ST GARDEN CITY ID 83714		
Subdivision Name: 52 ND STREET CONDOMINIUMS	Lot: SEE ATTACHED	Block: LEGAL DESCRIPTION
Tax Parcel Number: R2816890050	Zoning: R1	Total Acres:
Existing Use: RESIDENTIAL	Floodplain: yes no	
Proposed Use: SAME	Surrounding Uses:	

Description of the requested variance:

CONSTRUCTION OF A PROPOSED BACKYARD PATIO COVER THAT ENCRACHES ON THE PROPERTY LINE.

How is the property deprived, by a provision of this Title, of rights and privileges enjoyed legally by other properties in the vicinity and under the applicable zoning district because of the unique size, shape, topography or location of the subject property (a finding of undue hardship)?

THE EXTREME SUN IN THE AFTERNOON ON THE WEST SIDE OF THE PROPERTY (THE BACKYARD) IN THE AFTERNOON IS WARPING THE VINYL SIDING. THIS IS A HARDSHIP - USE OF THE UN-SHADED BACKYARD IN THE AFTERNOON IS SEVERELY LIMITED.

How does the need for a variance not result from the actions of the applicant or property owner?

NEITHER THE APPLICANT NOR THE PROPERTY OWNER WERE INVOLVED IN THIS PROPERTY WHEN IT WAS ORIGINALLY BUILT, THEREFORE THE CURRENT HARDSHIP WAS NOT DUE TO EITHER OF US.

How will granting a variance not unreasonably diminish either the health, safety or welfare of the community or neighborhood?

CONSTRUCTING A PATIO COVER FOR THIS RESIDENTIAL PROPERTY WILL HAVE NO ADVERSE IMPACT ON ANY NEIGHBOR.

Why is a variance the only reasonable alternative to overcome the undue hardship?

THERE ARE NO LARGE TREES THAT CAN PROVIDE SHADE, BLOCK THE SUN OR PROTECT THE VINYL SIDING. THERE ARE NO STRUCTURES THAT CAN DO THIS, EITHER.

Why is a variance the minimum relief necessary to allow reasonable use of the subject property?

PLEASE REFER BACK TO THE LAST QUESTION - AND THE ANSWERS PROVIDED

I consent to this application and hereby certify that information contained on this application and in the accompanying materials is correct to the best of my knowledge. I agree to be responsible for all application materials, fees and application correspondence with the City. I will hold harmless and indemnify the City of Garden City from any and all claims and/or causes of action from or an outcome of the issuance of a permit from the City.

Signature of the Applicant *Susan Mansfield* 4/27/20 (date) Signature of the Owner *William J. Mansfield* 4/27/20 (date) *DM*

APPLICATION INFORMATION REQUIRED

NOTE:

AN ELECTRONIC COPY OF THE ENTIRE APPLICATION SUBMITTAL REQUIRED
INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED UNDER ANY CIRCUMSTANCES

ONE (1) HARD COPY OF EACH CHECKLIST ITEM REQUIRED

- Compliance Statement and Statement of Intent
- Neighborhood Map
- Site Plan
- Approved Addresses
- Waiver Request of Application Materials

HARD COPY TO
BE DELIVERED
TO CITY HALL
TODAY
(APRIL 27th 2020)

W. DENNIS MANSFIELD
550 E. 52ND ST
GARDEN CITY, ID
83714

ADA COUNTY RECORDER Christopher D. Rich
BOISE IDAHO Pgs=2 CHE FOWLER
FIDELITY NATIONAL TITLE - BOISE

2015-094972
10/14/2015 09:45 AM
\$13.00

 **Fidelity National Title**
Order No.: 1084266-pa

WARRANTY DEED

FOR VALUE RECEIVED

Francis F Palmer, a married man as his sole and separate property

GRANTOR(s), does(do) hereby GRANT, BARGAIN, SELL AND CONVEY unto:
William Dennis Mansfield and Susan C. Mansfield, husband and wife

GRANTEES(s), whose current address is: **550 E 52nd Street, Garden City, ID 83714**
the following described real property in Ada County, State of Idaho, more particularly
described as follows, to wit:

Legal Description

Condominium Units 4 as shown on the Condominium Map for 52ND STREET CONDOMINIUMS, according to the official plat thereof, filed in Book 89 of Plats at Pages 10256 thru 10260, records of Ada County, Idaho, appearing in the Records of Ada County, Idaho as Instrument No. 104064668 and as defined and described in that Condominium Declaration, including all recorded Amendments thereto, for 52nd Street Condominiums recorded in the Records of Ada County, Idaho, as Instrument No. 104064671.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said heirs and assigns forever. And the said Grantor(s) does(do) hereby covenant to and with the said Grantee(s), that Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee(s); and subject to reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and general taxes and assessments, (including irrigation and utility assessments, if any) for the current year, which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

Effective this 9th day of October, 2015


Francis F. Palmer

DENNIS + SUSAN MANSFIELD PATIO COVER
550 E. 52ND ST
GARDEN CITY, ID 83714

PLEASE CHECK THE FOLLOWING:

INFORMATION FOR COMPLIANCE STATEMENT AND STATEMENT OF INTENT:

- Should include purpose, scope, and intent of project
- Information concerning noxious uses, noise, vibration, and any other aspects of the use or structure that may impact adjacent properties or the surrounding community
- Statement explaining how the proposed use(s) is compliant with the standards of review for the proposed application. Cite the ordinances the proposed use(s) is compliant with

INFORMATION REQUIRED ON NEIGHBORHOOD MAP:

- 8 1/2" x 11" size minimum
- Location of contiguous lots and lot(s) immediately across from any public or private street, building envelopes and/or existing buildings and structures at a scale not less than one inch equals one hundred feet (1" = 100')
- Impact of the proposed siting on existing buildings, structures, and/or building envelope

INFORMATION REQUIRED ON SITE PLAN:

- 24" x 36" size minimum
- Scale not less than 1" = 20', legend, and north arrow.
- Property boundary, dimensions, setbacks and parcel size.
- Location of the proposed building, improvement, sign, fence or other structure, and the relationship to the platted building envelope and/or building zone
- Building envelope dimensions with the center of the envelope location established in relation to the property lines
- Adjacent public and private street right of way lines
- Total square footage of all proposed structures calculated for each floor. If the application is for an addition or alteration to an existing building or structure, then the new or altered portions shall be clearly indicated on the plans and the square footage of new or altered portion and the existing building shall be included in the calculations
- For uses classified as drive-through, the site plan shall demonstrate safe pedestrian and vehicular access and circulation on the site and between adjacent properties as required in Section 8-2C-13 of Title 8.

NA

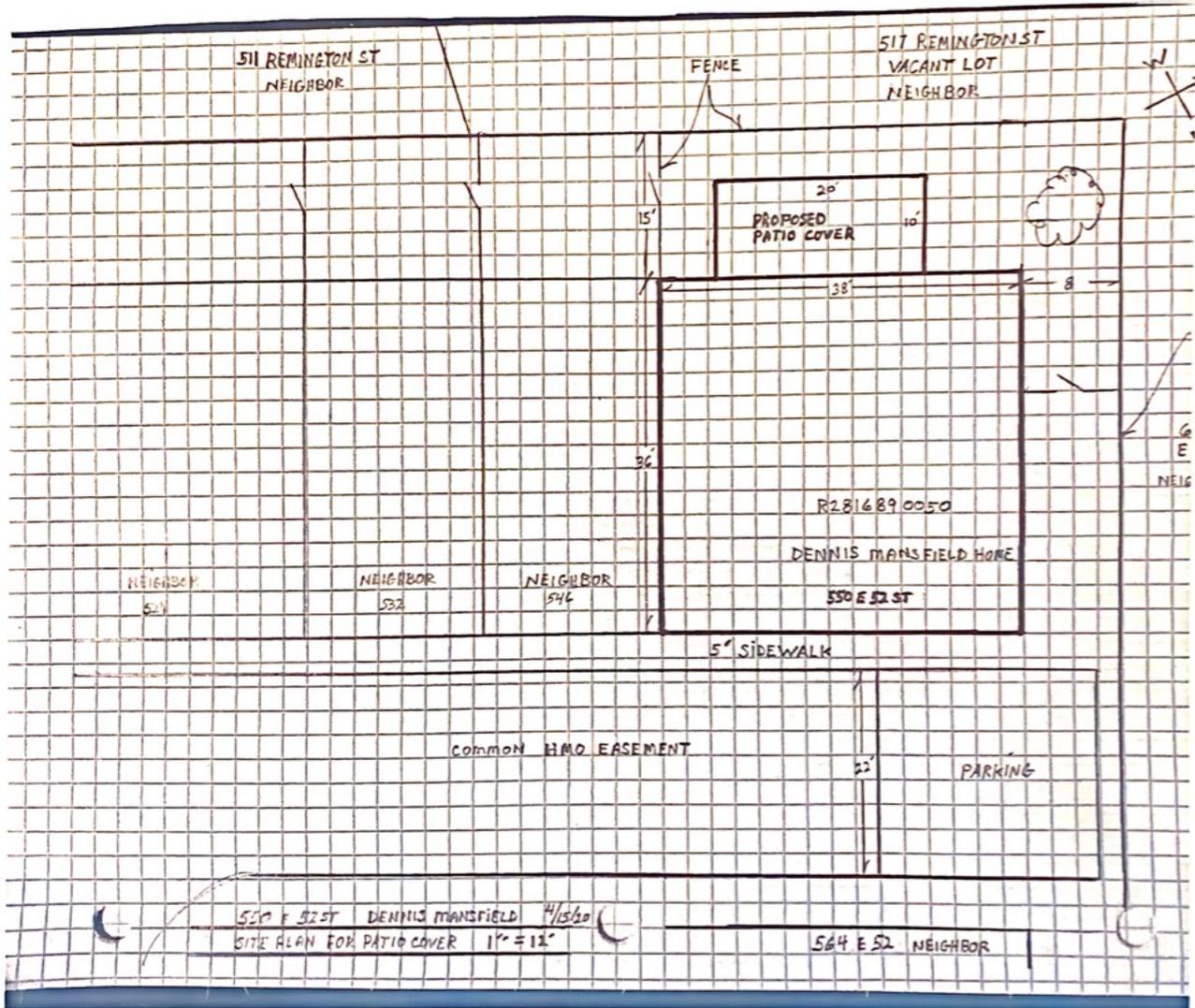
INFORMATION REQUIRED FOR WAIVER REQUEST OF APPLICATION MATERIALS:

- Statement must include a list of the application materials to be waived and an explanation for the request.

NA

DENNIS + SUSAN MANSFIELD RESIDENCE
550 E. 52ND ST, GARDEN CITY, MO 63714

PROPOSAL FOR PATIO COVER



Sent from my iPhone

From: Mark Manning manningmark6@icloud.com
Subject: Screenshot 2020-04-16 at 7.10.46 PM
Date: April 16, 2020 at 7:13 PM
To: me@dennismansfield.com

Dennis, also provide this satellite pic so everyone involved, including Elizabeth, Chris can see there is NO shade trees west of you

7:10

LTE

adacountyassessor.org



I want to...

Search...



52nd Street Condominium Association (HOA)
558 W. 52nd Street
Garden City, ID 83714

May 4th, 2020

Re: Affidavit of Legal Interest of Design-Build for Patio Cover, 550 E.
52nd Street

To Whom it May Concern (at Garden City Hall),

Please allow this letter to act as the formal approval for granting permission by the 52nd Street Condominium Association (HOA) for the design-build plan by Artisan Design (Mr. Mark Manning) for the backyard patio cover adjacent to 550 E. 52nd St (Ada County Parcel # R2816890010 Common Area)

If you have any questions, please call me at 208-386-9949.

Sincerely,

A handwritten signature in blue ink that reads "Brian Butler". The signature is written in a cursive style with a large initial "B".

Brian Butler

President
52nd Street Condominium Association (HOA)

Date: April 22nd, 2020
From: Dennis Mansfield

Property Address for requested Variance on new Patio Cover build
550 E. 52nd St.
Garden City, ID 83714

To: Garden City Development Services staff: Chris Samples & Elizabeth

Re: Results of Virtual Community Meeting held on April 22nd, 2020 – Online virtual meeting requested by City of Garden City Planning and Zoning was held from 3:30 to 4:00pm. The statement of intent to build a patio cover on the west-facing side of our property (listed above) and other documentation had been made available by mail to all neighbors within 300 feet of the above residence.

Due to Covid-19, Garden City Hall instructed us to have this virtual community meeting. This meeting was set to answer any questions that neighboring property owners may have had of me. The attached list (supplied by the City) of property owners was mailed to. I followed up with personal invitations to those neighbors I knew.

No neighbors responded to the virtual meeting on Facetime. There was therefore no expressed opposition to the planned patio cover and needed variance.

Prior to the virtual meeting the following neighbors responded in support of my mailed letter of invitation in person, through their spouse or by text and stated that they had no problem with the proposed patio cover:

- Annie Phillips
- Kristin Neumann
- Helen Hanson
- Brian Butler

Variance request: I am hereby communicating today via this memo with Garden City staff to move forward to the next step for allowing us to build the patio cover closer to the western most property line.

PARCEL PRIMOWNER
R2816890010 52ND STREET CONDO HOME OWNERS ASSOCIATION
R7334160771 ✓FERGUSON JOHN B
R7334160931 ✓CDLR LLC
R7334160961 ✓BROWN DONALD MARVIN REVOCABLE TRUST
R7334160981 ✓LEWIS LARRY L REVOC TRUST 10/11/2018
R7334161021 ✓REMINGTON CROSSING LLC
R7334161131 ✓ADA COUNTY - TREASURERS OFFICE
R7334161148 ✓MCFADDEN SHAWN D
R7334161152 ✓MCFADDEN SHAWN D
R7334161159 ✓RALSTIN JEANNE
R7334161261 ✓CONCRETE PLACING CO INC
S0630315200 ✓IDAHO PARK FOUNDATION INC
MCHAM952450 ✓LEWIS LARRY LEON
R2816890070 ✓HANSON HELEN M
R2816890080 ✓BUTLER BRIAN M
R2816890100 ✓NEUMANN KRISTIN N
R2816890020 ✓MOUNTAIN WEST IRA FBO LYNN HOFFMANN
R2816890050 ○MANSFIELD DENNIS & SUSAN FAMILY TRUST 1/4/2019
R2816890030 ✓BORAK SNJEZANA
R2816890010 ✓52ND STREET CONDO HOME OWNERS ASSOCIATION
R2816890060 ✓BAKER BRYN
R2816890090 ✓PHILLIPS PATRICK
R2816890040 ✓CHESTER VENTURES LLC

ADDCONCAT
PO BOX 1255
6451 W GOWEN RD
411 E REMINGTON ST
2802 N REDWAY RD
PO BOX 372
1715 SENDERO LN
200 W FRONT ST
608 E 52ND ST
608 E 52ND ST
602 E 52ND ST
6451 W GOWEN RD
5657 E WARM SPRINGS AVE
PO BOX 372
590 E 52ND ST
558 E 52ND ST
600 E 52ND ST # 9
10096 W FAIRVIEW AVE # 160
550 E 52ND ST
532 E 52ND ST
PO BOX 1255
PO BOX 1255
PO BOX 1255
PO BOX 1255
564 E 52ND ST
PO BOX 1997
PO BOX 1997

STATCONCAT
EAGLE, ID 83616-0000
✓BOISE, ID 83709-5671
✓GARDEN CITY, ID 83714-0000
✓BOISE, ID 83704-0000
✓NOTUS, ID 83656-0000
✓BOISE, ID 83712-0000
✓BOISE, ID 83702-0000
✓GARDEN CITY, ID 83714-0000
✓GARDEN CITY, ID 83714-0000
✓GARDEN CITY, ID 83714-1449
✓BOISE, ID 83709-5671
✓BOISE, ID 83716-8700
✓NOTUS, ID 83656-0000
✓GARDEN CITY, ID 83714-0000
✓GARDEN CITY, ID 83714-0000
✓GARDEN CITY, ID 83714-0000
✓BOISE, ID 83704-0000
GARDEN CITY, ID 83714-0000
GARDEN CITY, ID 83714-0000
EAGLE, ID 83616-0000
EAGLE, ID 83616-0000
EAGLE, ID 83616-0000
EAGLE, ID 83616-0000
GARDEN CITY, ID 83714-0000
MCCALL, ID 83638-0000
MCCALL, ID 83638-0000

From: [Dennis Mansfield](#)
To: [building](#)
Cc: [Mark Manning](#)
Subject: Re: 550 E. 52nd St Virtual Community Meeting was held today
Date: Wednesday, April 22, 2020 4:24:21 PM

Thank you, Elizabeth.

I appreciate how you have worked with Mark to make the pending patio cover happen.

My bride, Susan, REALLY appreciates your work to help with the possibility of having shade on that western side of the house during this upcoming summer!

Best,
Dennis

Dennis Mansfield
Business Coach, Author & Podcaster

And if you enjoy podcasts, please take a test drive!

“Just Around the Corner with Dennis Mansfield” is available on all major platforms.

<https://dennismansfield.com/podcast/>

On Apr 22, 2020, at 4:16 PM, building
<building@GARDENCITYIDAHO.ORG> wrote:

Ok than you Dennis.

<image001.jpg>

**Garden City Development Services
Building**

City of Garden City

p: 208-472-2921

f: 208-472-2926

a: 6015 Glenwood Street, Garden City, ID 83714

w: www.gardencityidaho.org e: building@gardencityidaho.org
Window Hours: 9a.m. - 12p.m. and 1p.m. - 3:30p.m.

[<image002.png>](#) [<image003.png>](#) [<image004.png>](#)

From: Dennis Mansfield <me@dennismansfield.com>
Sent: Wednesday, April 22, 2020 4:03 PM

To: building <building@GARDENCITYIDAHO.ORG>
Cc: Mark Manning <manningmark6@icloud.com>
Subject: 550 E. 52nd St Virtual Community Meeting was held today

Mark, Chris and Elizabeth,

The Virtual Community Meeting was held online today from 3:30pm to 4pm via FaceTime.

I will forward to you the results of that meeting under separate email cover. In summary, no one joined the online meeting.

However, I met in person with a number of neighbors (and have duly noted their names in the document that I will next send you). No objections were given - only support for the project was extended to me by the neighbors I met with *after* they received notice of the meeting but *before* today's virtual meeting was held.

Having today held this Virtual Community Meeting, I would now like to move on to the next step.

Please direct your correspondence to my contractor, Mark Manning, listed herein, for us to keep moving forward.

Best,

Dennis Mansfield

Dennis Mansfield
Business Coach, Author & Podcaster

And if you enjoy podcasts, please take a test drive!

"Just Around the Corner with Dennis Mansfield" is available on all major platforms.

<https://dennismansfield.com/podcast/>

Total Control Panel

[Login](#)

To: building@gardencityidaho.org [Remove](#) this sender from my allow list
From: me@dennismansfield.com

You received this message because the sender is on your allow list.