

BOARD of ADJUSTMENT



Joe Bazzoli
Board Chair
BOA@ci.moscow.id.us

Public Hearing
~ Agenda ~

Aimee Hennrich
Staff Liaison
208.883.7095

<https://www.ci.moscow.id.us/581/Agendas-and-Minutes>

Monday
May 13, 2024

7:00 PM

Council Chambers
206 E Third Street

WELCOME AND ATTENDANCE

REGULAR AGENDA

1. Approval of May 6, 2024 Minutes (ACTION ITEM)

PROPOSED ACTIONS: Approve minutes as presented; approve minutes with amendments; or provide staff further direction.

2. Public Comment

Time limit 15 minutes. Members of the Public may speak to the Board regarding matters NOT on the Agenda nor currently pending before the Board of Adjustment. Please state your name and resident city for the record and limit your remarks to three (3) minutes.

3. Public Hearing: Conditional Use Permit for 2375 North Highway 95, in the Area of City Impact per MCC 4-3-4. Permit Application LUP2024-0016 (ACTION ITEM)

Conditional Use Permit application for a proposed Private Garage in excess of 1,000 square feet located at 2375 North Highway within the Suburban Residential (SR) Zoning District in the Area of City Impact per Moscow City Code 4-3-4.

PROPOSED ACTIONS: Conduct the public hearing upon the proposed conditional use permit request and upon consideration of any testimony presented, recommend that the City of Moscow Board of Adjustment put forth a recommendation for approval to the Latah County Zoning Commission and direct Staff to prepare a reasoned statement of relevant criteria and standards; or recommend approval of conditional use permit with conditions and direct Staff to prepare a reasoned statement of relevant criteria and standards; or recommend denial the conditional use permit request and direct Staff to prepare a reasoned statement of relevant criteria and standards; or take other action as deemed appropriate.

4. Public Hearing: Variance Application for 2375 North Highway 95, in the Area of City Impact per MCC 4-4-2. Permit Application LUP2024-0010 (ACTION ITEM)

Variance application to reduce the rear and side yard setbacks for a proposed new single-family dwelling located at 2375 North Highway 95 within the Suburban Residential (SR) Zoning District in the Area of City Impact per Moscow City Code 4-4-2.

PROPOSED ACTIONS: Conduct the public hearing upon the variance application request and upon consideration of any testimony presented, recommend that the City of Moscow

NOTICE: It is the policy of the City of Moscow that all City-sponsored public meetings and events are accessible to all people. If you need assistance in participating in this meeting or event due to a disability under the ADA, please contact the City's ADA Coordinator by phone at (208) 883-7600, TDD (208) 883-7019, or by email at adacoordinator@ci.moscow.id.us at least 48 hours prior to the scheduled meeting or event to request an accommodation. The City of Moscow is committed to ensuring that all reasonable accommodation requests are fulfilled.

Board of Adjustment put forth a recommendation for approval to the Latah County Zoning Commission and direct Staff to prepare a reasoned statement of relevant criteria and standards; or recommend approval of variance with conditions and direct Staff to prepare a reasoned statement of relevant criteria and standards; or recommend denial the variance request and direct Staff to prepare a reasoned statement of relevant criteria and standards; or take other action as deemed appropriate.

REPORTS

ANNOUNCEMENTS

UPCOMING EVENTS/MEETINGS

The next Board of Adjustment meeting is scheduled for 5:30 PM on May 22, 2024.

ADJOURN

NOTICE: It is the policy of the City of Moscow that all City-sponsored public meetings and events are accessible to all people. If you need assistance in participating in this meeting or event due to a disability under the ADA, please contact the City's ADA Coordinator by phone at (208) 883-7600, TDD (208) 883-7019, or by email at adacoordinator@ci.moscow.id.us at least 48 hours prior to the scheduled meeting or event to request an accommodation. The City of Moscow is committed to ensuring that all reasonable accommodation requests are fulfilled.

BOARD of ADJUSTMENT



Joe Bazzoli
Board Chair
BOA@ci.moscow.id.us

Public Meeting
~ Minutes~

Aimee Hennrich
Staff Liaison
208.883.7095

<http://www.ci.moscow.id.us/354/Board-of-Adjustment>

Monday
May 6, 2024

5:30 PM

Council Chambers
206 E Third Street

Bazzoli called the meeting to order at 5:34 PM

MEMBERS PRESENT: Joe Bazzoli, Chair; Steve Bush, Ivy Dickinson
MEMBERS ABSENT: Marshall Comstock, Tim Kinkeade, Jerry Schutz, Tim Thomson
STAFF: Jennifer Fleischman, Aimee Hennrich

REGULAR AGENDA

1. Approval of April 30, 2024 Minutes (ACTION ITEM)

Bush moved for approval of the minutes as corrected, seconded by Dickinson. Roll Call Vote; Ayes: Unanimous (3). Nays: None. Abstentions: None. Motion carried.

2. Public Comment

Time limit 15 minutes. Members of the Public may speak to the Board regarding matters NOT on the Agenda nor currently pending before the Board of Adjustment. Please state your name and resident city for the record and limit your remarks to three (3) minutes.

None.

3. Approval of Reasoned Statement of Relevant Criteria and Standards (ACTION ITEM)

Conditional Use Permit application to allow a Private Garage in excess of 1,000 square feet located at 1315 Ridgeview Drive within the Low Density, Single Family Residential (R-1) Zoning District per MCC 4-3-4.

Bush moved for approval of the Reasoned Statement of Relevant Criteria and Standards as corrected, seconded by Dickinson. Roll Call Vote; Ayes: Unanimous (3). Nays: None. Abstentions: None. Motion carried.

REPORTS

ANNOUNCEMENTS

UPCOMING EVENTS/MEETINGS

The next Board of Adjustment meeting is scheduled for 7:00 PM on May 13, 2024.

The meeting adjourned at 5:39 PM

Joe Bazzoli, Chair

Date

**CITY OF MOSCOW
COMMUNITY DEVELOPMENT DEPARTMENT
STAFF REPORT**

HEARING DATE: Monday, May 13, 2024

GENERAL INFORMATION

Hearing Body: Board of Adjustment

Subject:

1. LUP2024-0016 - Proposed Conditional Use Permit application of a proposed Private Garage in excess of 1,000 square feet located at 2375 North Highway within the Suburban Residential (SR) Zoning District in the Area of City Impact per Moscow City Code 4-3-4.
2. LUP2024-0010 - Proposed Variance application to reduce the rear and side yard setbacks for a proposed new single-family dwelling located at 2375 North Highway 95 within the Suburban Residential (SR) Zoning District in the Area of City Impact per Moscow City Code 4-4-2.

Attachments:

1. Public Hearing Notice – published in the Moscow-Pullman Daily News on Saturday, April 27, 2024
2. Conditional Use Permit Application
 - a. Conceptual Site Plan
 - b. Building Plans
3. Variance Permit Application
4. Idaho Department of Public Health for Subsurface Sewage Disposal Permit

Prepared by: Aimee Hennrich, Planner 1

STAFF REVIEW

Proposal: The applicant, Maggie Scott, has applied for a Conditional Use Permit (CUP) for an accessory structure exceeding 1,000 square feet located at 2375 North Highway 95. The site is 147,610 square feet (3.39 acres) of land. The applicant is proposing to construct a 2,752 single family home with an attached 1,174 square foot garage, accessory structure, on the east side of the house. The subject property is located within the Suburban

Residential (SR) Zoning District in the Area of City Impact where accessory structures above 1,000 square feet but 1,500 square feet or less require a Conditional Use Permit, per Moscow City Code 4-3-4. The applicant is also seeking a Variance to reduce the rear and south side setback by eight (8') feet in each direction for the proposed dwelling.

Since the subject property is located within the Area of City Impact, per the City of Moscow's ACI agreement with Latah County, Moscow's Board of Adjustment is to conduct one hearing and forward a recommendation on to Latah County.

Site and Area Land Use: The subject property is a 3.39-acre parcel located just outside the City limits, west of Highway 95 within Moscow Area of City Impact. The parcel has 213 feet of frontage along Highway 95 and is 646 feet in depth. The parcel currently contains two (2) accessory structures, one (1) is approximately 5,000 square feet and is used for lumber grading equipment. The other accessory structure is 1,500 square feet and will be torn down in order to construct the new home. The adjacent property to the north contains a single-family home, accessory structure and a pasture. The parcel to the east across Highway 95 contains a manufactured home park. The parcel to the south contains a single-family home and the parcel to the west is vacant land. All adjacent properties are all also in the Area of City Impact.



Vicinity Map



Aerial of Subject Property

Zoning: The subject property and adjacent properties to the east and south are currently zoned Suburban Residential (SR) in Latah County within the Moscow Area of City Impact. The parcels to the north and west are zoned Agriculture Forestry (AF) and are also located in Latah County within the Moscow Area of City Impact.

Within the Area of City Impact, Latah County has adopted the City of Moscow SR Zoning Code. According to the City of Moscow Zoning Code, the purpose of the SR Zoning District is,

“to create and protect a permanent single-family residential neighborhood at a very low density. Where properly located and controlled, specified rural uses, including pasturage of livestock, may be allowed. Because large areas are contained within lots in this zoning district, the demand for parking is to be satisfied by spaces located entirely on private property. Public improvements are to be designed to serve the rural, low intensity uses permitted in this zoning district; for this reason and because some uses permitted in the SR zoning district may not be compatible with more intensive zoning districts, the following conditions shall apply to the designation of land in the SR zoning district.

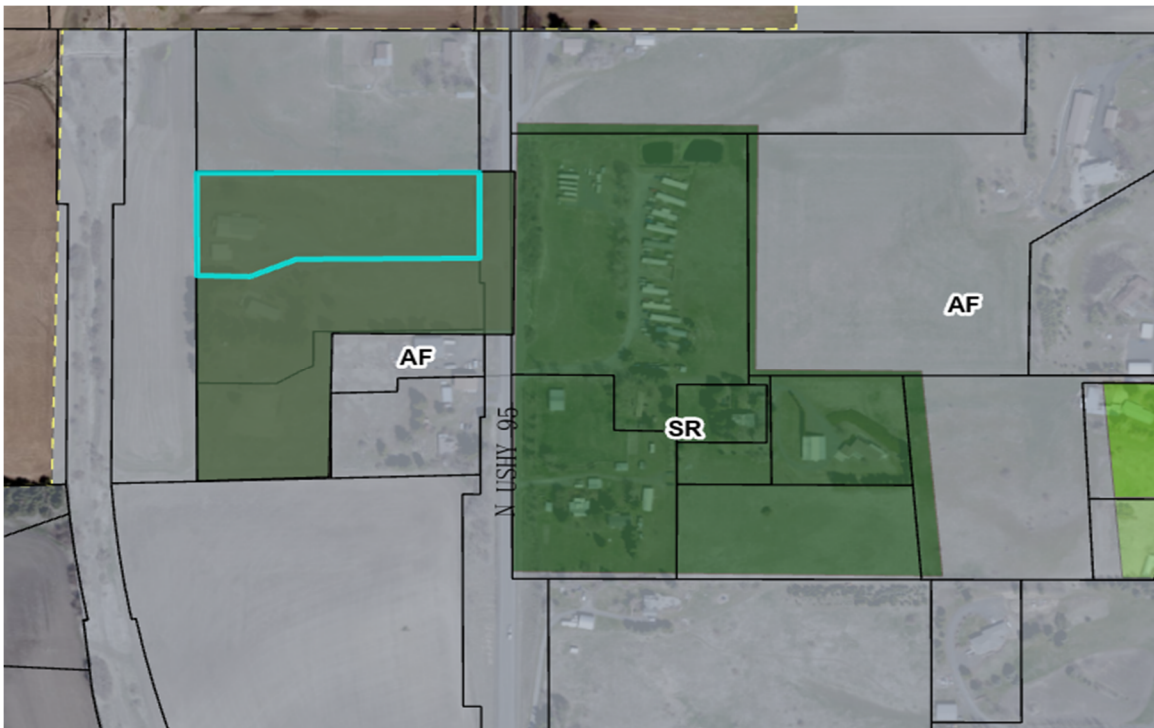
- 1. Local streets developed to a reduced standard especially applicable in the SR zoning district shall not provide primary access to development with a higher density than permitted in the SR zoning district.*
- 2. The minimum size of an SR zoning district shall be ten (10) acres.*
- 3. The SR zoning district shall be located only in areas specifically designated A or A/LR on the Comprehensive Plan Map. Because the SR zoning district may interfere with higher density, more efficient land use, it should be applied where such interference would be unlikely, such as in areas primarily rural in*

character and not close to schools, public facilities and shopping areas. The SR zoning district should not be applied where the reduced street standards permitted would interfere with present or future transportation needs for the area in which the SR zoning district is proposed.

- 4. After zoning and development of land in the SR zoning district occurs, changes from this zoning district can only take place concurrently with or after redevelopment of streets and utilities to standards applicable in the proposed zoning district for which the person is applying."*

Accessory structures in excess of 1,000 square feet require a conditional use permit within the SR Zone, per Moscow City Code 4-3-4.

The applicant is also seeking a Variance to reduce the rear and south side setbacks by 8' each. The required setbacks for the SR Zoning District are 25' in the front, 30' in the rear and 20' on the sides. The applicant has proposed a rear yard setback of 22' and the south side setback of 12'. This is a reduction in the required rear and south side setback of 8' (eight) feet in each direction. Conditions of the permit issued by the Department of Public Health for water and sewer require five (5') setbacks for the water and sewer lines between existing and proposed building foundations and six (6') of separation between each trench line. This prevents the proposed building from being shifted further to the northeast to meet the required setbacks.

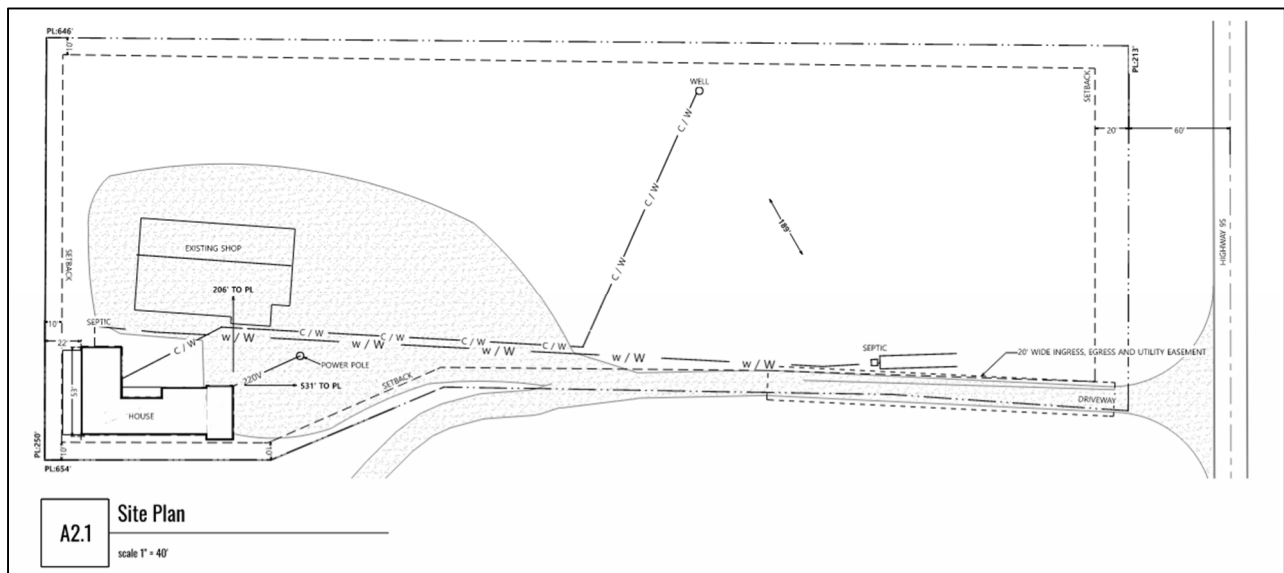


Zoning Map

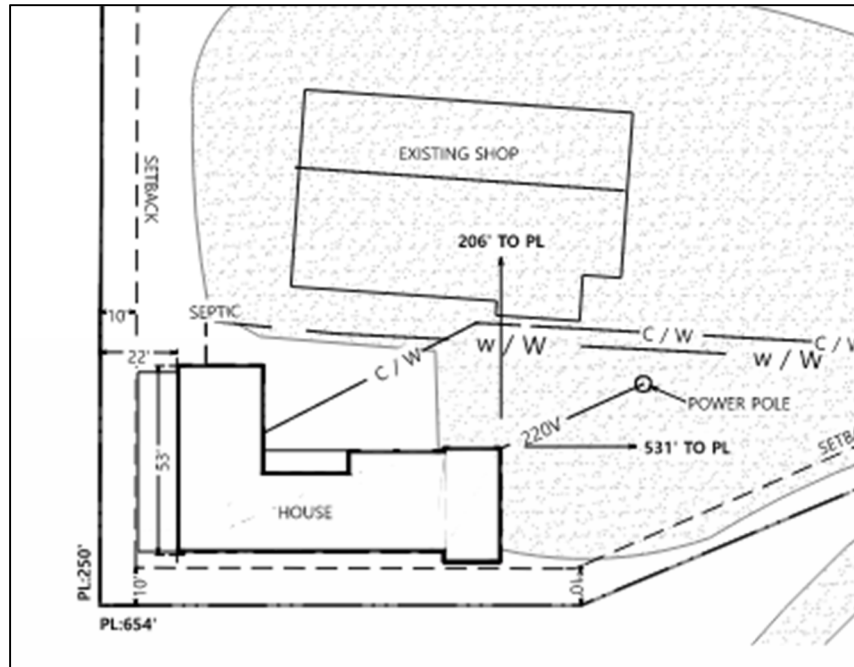
Comprehensive Plan: The 2019 City of Moscow Comprehensive Plan Land Future Use and Map designates the subject property and surrounding properties as Suburban Residential. According to Chapter 2 of the Comprehensive Plan, Community Character and Land Use, Suburban Residential designated areas are,

“areas appropriate for larger lots and fringe area development at gross densities ranging from 0.85 to 1.55 dwelling units per acre. These areas are generally located within the northern reaches of the City along north Polk Road and Almon/Mix Road where public services are limited, topography is somewhat challenging, and streets are currently developed to a lesser standard. Clustered development with preservation of open spaces and sensitive areas or steep topography should be promoted within these areas. The use of this designation should be limited to areas that will not impede more intense development in the future where such more intense development can be accommodated. The appropriate current zoning to be applied to Suburban Residential designated areas is Suburban Residential (SR).”

Chapter 3 of the Comprehensive Plan, Community Mobility, identifies Highway 95 as a US Highway.



Proposed Site Plan



Setbacks

Streets and Access: The subject property has access via one vehicular approach from Highway 95. Highway 95 is designated as a National Highway and is developed as a 24-foot-wide paved roadway with northbound and southbound travel lanes and minimal gravel shoulders on both sides.

Water and Sewer: Water is currently available to the subject property via a private well and sewer is available via a private septic system. The applicant has an approved permit from Idaho Department of Public Health for Subsurface Sewage Disposal. Within the approval, conditions listed limit the placement and orientation of the building to the southwest corner.

RELEVANT CRITERIA AND STANDARDS – CONDITIONAL USE PERMIT

The following statements may be used for the Relevant Criteria and Standards or changed to include or remove any statement deemed necessary or appropriate by the Board.

- 1. The proposed use (is/is not) a conditionally permitted use within the Zoning District.**
- 2. The character of the proposed use (will/will not) be in harmony with the neighborhood and surrounding land uses.**
- 3. The proposed use as approved, or as approved with conditions, (will/will not) generate nuisances that would be injurious or detrimental to the adjoining properties**

or the neighborhood (including, but not limited to, noise, dust, glare, vibrations, odors, and the like).

4. The location, design, and size of the proposed use (will/will not) be adequately served by existing streets, public facilities and services.

5. The proposed use (will/will not) endanger the public health or safety if located where proposed.

6. Proposed use (meets/does not meet) all applicable development standards of the Zoning Code.

7. The proposed use (will/will not) be in conflict with the Comprehensive Plan.

RECOMMENDATION FOR CONDITIONAL USE PERMIT APPLICATION

Staff recommends that the City of Moscow Board of Adjustment put forth a recommendation of **approval** of the proposed Conditional Use Permit application for an Accessory Structure up to 1,500 square feet in size located at 2375 N Highway 95 to the Latah County Zoning Commission with no conditions.

RELEVANT CRITERIA AND STANDARDS – VARIANCE

The following statements may be used for the Relevant Criteria and Standards or changed to include or remove any statement deemed necessary or appropriate by the Board.

1. **The applicant (has/has not) demonstrated that special conditions and/or circumstances exist which are peculiar to the property (such as size, shape, topography or location) which are not applicable to other property similarly situated in the same zoning district.**
2. **The applicant (has/has not) demonstrated that, because of the aforementioned special conditions of the property, application of the provisions of this Zoning Code would impose undue hardship and would deprive the property owner of rights commonly enjoyed by owners of other property similarly situated in the same zoning district under the terms of this Zoning Code.**
3. **Granting of the variance (will/will not) be in conflict with the public interest or injurious to property or persons in the vicinity of the subject property.**

RECOMMENDATION FOR VARIANCE APPLICATION

Staff recommends that the City of Moscow Board of Adjustment put forth a recommendation of **approval** of the proposed Variance application at 2375 N Highway 95 to the Latah County Zoning Commission with no conditions.

NOTICE OF PUBLIC HEARING

Proposals for a Conditional Use Permit and Variance at 2375 Highway 95 North within the Suburban Residential (SR) Zoning District in the Area of City Impact: LUP2024-0010 and LUP2024-0016

A public hearing at which you may be present and speak will be conducted by the Moscow Board of Adjustment at which time the following proposals will be discussed for land generally shown on the vicinity map below:

1. Conditional Use Permit application of a proposed Private Garage in excess of 1,000 square feet located at 2375 North Highway within the Suburban Residential (SR) Zoning District in the Area of City Impact per Moscow City Code 4-3-4.
2. Variance application to reduce the rear and side yard setbacks for a proposed new single-family dwelling located at 2375 North Highway 95 within the Suburban Residential (SR) Zoning District in the Area of City Impact per Moscow City Code 4-4-2.

The subject property is within the Moscow Area of City Impact. The City of Moscow Board of Adjustment will make a recommendation to the Latah County Board of County Commissioners regarding this matter.

MEETING DATE: Monday, May 13, 2024

HEARING LOCATION: Council Chambers, Second Floor, Moscow City Hall
206 East Third Street, Moscow, Idaho

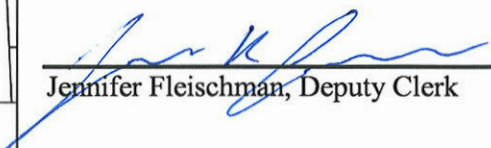
MEETING TIME: 7:00 p.m.

Note: Meeting start time is not necessarily indicative of the start time for review of the application advertised in this notice. Multiple hearings and/or agenda items may make it difficult to determine start time for review of application advertised in this notice, which could occur late in the meeting. The file containing information on this matter is available for public review (an appointment may be necessary) at the Community Development Department located in the Haddock Building, 504 South Washington Street, Moscow, Idaho. You may also call 883-7035 to get a meeting agenda, further information about the application, the public meeting process and/or to request a meeting with City Staff. Public participants desiring to submit

textual materials (excluding petitions) to the decision-making board shall do so at least five (5) calendar working days in advance of the scheduled meeting to the Community Development Department. Additionally, you may obtain further information about the public hearing process and procedures on the City's Website at:

<https://www.ci.moscow.id.us/593/Public-Hearing-Notices>

Laurie M. Hopkins, Moscow City Clerk


Jennifer Fleischman, Deputy Clerk

Publish: Saturday, April 27, 2024



RECEIVED



**LATAH COUNTY
PLANNING and BUILDING**
Ph: 208-883-7220
Fax: 208-883-7225
pb@latah.id.us



**CITY OF MOSCOW
COMMUNITY DEVELOPMENT**
Ph: 208-883-7035
Fax: 208-883-7033
apeterson@ci.moscow.id.us

For Office Use Only			
Date Received		APR 04 2024	
Dept	Fee Type	Fees	Paid
LC	Application Fee	\$250	24-00100
CD	Application Fee	\$250	
LC Receipt Number			
Forwarded to City			
CD	Hearing Date		

APPLICATION FOR CONDITIONAL USE PERMIT

(Please type or print plainly with blue ink.)

GENERAL INFORMATION

1. Applicant

Name: Maggie Scott Telephone: 5093191727
2375 HWY 95 North, Moscow
 (home address)

Relationship to affected property (please check one):

Owner ☒ Purchaser ☐ Lessee ☐ Other ☐ (explain below)

2. Owner of Affected Property (if other than applicant)

Name: _____ Telephone: _____
 (mailing address)

3. Location of Affected Property: 2375 HWY 95 North, Moscow

Acres: 3.24 Legal Description: SEC.6.,T.39N.,R.5W.

If described by Metes and Bounds, please attach deed on a separate sheet.

4. Proposal: The applicant proposes the following use and/or construction for the above-described property:

The proposed garage is 1174 sq ft. The proposed garage exceeds 1000 sq ft but is not over
1500 sq ft on Title 4, Land Use Table

The proposed activities and use shall be shown on an attached site plan drawn to a standard engineer's or architect's scale. The site plan shall show, label and dimension all property lines and easements, existing and proposed buildings, parking lot and driveway(s), fencing and landscaping. A site topography map shall be provided when appropriate.

5. Authorization: Section 3-1 of the Moscow Area Of Impact Ordinance authorizes the proposed use, subject to a Conditional Use Permit.

6. **Operating Characteristics:** Detail the operating characteristics of the proposed use. In other words, provide specific information which describes and defines how the proposed use will be conducted and what will be involved in the day to day operations of the proposed use. Applicable information may include hours of operation, number of people (employees, customers, students, etc.) involved, traffic and/or delivery information, services provided, equipment or machinery which may be involved, or any other information which helps describe and define the proposed use and impacts which it may have.

The proposed garage is designed to house a boat in one bay and two vehicles in the other.

7. *Before the City of Moscow and Latah County may issue a Conditional Use Permit, they must first make findings of compliance with the following seven relevant criteria and standards. Please indicate in the spaces provided below what you believe to be justification showing compliance with each of the relevant criteria and standards.*

Criteria #1. THE PROPOSED USE IS A CONDITIONALLY PERMITTED USE WITHIN THE ZONING DISTRICT.

Justification and compliance with criteria #1: _____

The proposed garage exceeds 1000 sq ft but is not over 1500 sq ft and is conditionally permitted in the suburban residential area of impact.

Criteria #2. THE CHARACTER OF THE PROPOSED USE WILL BE IN HARMONY WITH THE NEIGHBORHOOD AND SURROUNDING LAND USES.

Justification and compliance with criteria #2: _____

The proposed garage will be in harmony with the neighborhood and surrounding land uses. Other land owners near us have similar sized shops and are located in the area of impact.

Criteria #3. THE PROPOSED USE AS APPROVED, OR AS APPROVED WITH CONDITIONS, WILL NOT GENERATE NUISANCES THAT WOULD BE INJURIOUS OR DETRIMENTAL TO ADJOINING PROPERTIES OR THE NEIGHBORHOOD (INCLUDING BUT NOT LIMITED TO NOISE, DUST, GLARE, VIBRATIONS, ODORS AND THE LIKE).

Justification and compliance with criteria #3: _____

The proposed garage will not generate nuisances that would be injurious or detrimental to adjoining properties. The proposed garage is of personal use and is an accessory to the new residence.

Criteria #4. THE LOCATION, DESIGN, AND SIZE OF THE PROPOSED USE WILL BE ADEQUATELY SERVED BY EXISTING STREETS, PUBLIC FACILITIES AND SERVICES.

Justification and compliance with criteria #4: _____

The proposed garage will be adequately served by our property's infrastructure. We have a private well and septic along with easy access off Highway 95 down a long driveway.

Criteria #5. THE PROPOSED USE WILL NOT ENDANGER THE PUBLIC HEALTH OR SAFETY IF LOCATED WHERE PROPOSED.

Justification and compliance with criteria #5: _____

The proposed garage will not endanger the public health or safety in its proposed location.

~~The proposed garage will not endanger the public health or safety in its proposed location.~~

~~The proposed garage will not endanger the public health or safety in its proposed location.~~

Criteria #6. THE PROPOSED USE MEETS ALL APPLICABLE DEVELOPMENT STANDARDS OF THE ZONING CODE.

Justification and compliance with criteria #6: _____

Yes. By applying and granting of the conditional use permit all zoning requirements will be met.

~~Yes. By applying and granting of the conditional use permit all zoning requirements will be met.~~

~~Yes. By applying and granting of the conditional use permit all zoning requirements will be met.~~

Criteria #7. THE PROPOSED USE WILL NOT BE IN CONFLICT WITH THE COMPREHENSIVE PLAN.

Justification and compliance with criteria #7: The proposed use will not be in

Conflict with the proposed Comprehensive Plan. The proposed
garage is adjacent to agriculture uses and is zoned
suburban residential

CONDITIONS OF APPROVAL

The City of Moscow or Latah County may impose conditions including, but not limited to, those (1) minimizing adverse impact on other development; (2) controlling the sequence and timing of development; (3) controlling the duration of development; (4) assuring that development is maintained properly; (5) designating the exact location and nature of development; (6) requiring the provision for onsite or offsite public facilities or services; (7) requiring more restrictive standards than those generally required in an ordinance; and/or (8) requiring mitigation of effects of the proposed development upon service delivery by any political subdivision, including school districts, providing services within the planning jurisdiction.

COMPLIANCE

1. In the event of failure to comply with the plans proof by the Board of Adjustment, or with any conditions imposed upon the Conditional Use Permit, the permit shall be immediately revoked and shall be automatically null and void.
2. Where plans are submitted and approved as part of the application for a Conditional Use Permit, modifications of the original plans may be required by the Board as a condition of approval.
3. Where plans approved by the Board of Adjustment are modified following such approval, such plan modifications must be submitted to and determined by City staff to be in substantial conformance with the plans approved by the Board. If plan modifications are not in substantial conformance, the plan modifications must be resubmitted to the Board for an additional public hearing as an amendment to the Conditional Use Permit application.

REVOCATIONS

If a Building Permit and/or Certificate of Occupancy pertaining to the Conditional Use Permit is not obtained for the subject property within one year from the date of the Board of Adjustment's final decision, the Conditional Use Permit shall be immediately revoked and shall be automatically null and void. If the use and/or occupancy for which the Conditional Use Permit is approved ceases for a period of twelve consecutive months, unless otherwise provided for in the Conditional Use Permit, then the Conditional Use Permit shall be immediately revoked and shall be automatically null and void.

Application Submittal:

This application must be completed and submitted with the below described items to the Moscow Community Development Director at least twenty-one days prior to the hearing at which the application is to be considered by the Board or the application will not be processed.

The following items must be submitted with this application before it will be processed:

1. Application Fee (Please send \$250 to Latah County P&B and \$250 to the City of Moscow)
2. Site Plan, drawn to scale
3. Floor Plans, drawn to scale
4. Elevation Drawings, drawn to scale (for new construction only)

I understand this information is a public record and may be posted to a public website.

Maggie Smith
Applicant's Signature

4/01/24
Date

Maggie Smith
Owner's Signature

4/01/24
Date

GENERAL NOTES

The general contractor shall fully comply with the 2018 IRC and all additional state and local code requirements. 2018 IEC and 2018 IMC shall be used. The contractor shall assume full responsibility for any work knowingly performed contrary to such laws, ordinances, or regulations. The contractor shall also perform coordination with all utilities and state service authorities.

Written dimensions on these drawings shall have precedence over scaled dimensions. The general contractor shall verify and is responsible for all dimensions (including rough openings) and conditions on the job and must notify this office of any variations from these drawings.

The general contractor is responsible for the design and proper function of plumbing, HVAC and electrical systems. The general contractor shall notify this office with any plan changes required for design and function of plumbing, HVAC and electrical systems.

This office shall not be responsible for construction means and methods, acts or omissions of the contractor or subcontractor, or failure of any of them to carry out work in accordance with the construction documents. Any defect discovered in the construction documents shall be brought to the attention of this office by written notice before proceeding with work. Reasonable time not allowed this office to correct the defect shall place the burden of cost and liability from such defect upon the contractor.

This plan set, combined with the building contract, provides building details for the residential project. The contractor shall verify that site conditions are consistent with these plans before starting work. Work not specifically detailed shall be constructed to the same quality as similar work that is detailed. All work shall be done in accordance with international building codes and local codes. contractor shall be responsible and bear any fines or penalties for code, ordinance, regulation or building process violations.

Written dimensions and specific notes shall take precedence over scaled dimensions and general notes. the engineer/ designer shall be consulted for clarification if site conditions are encountered that are different than shown, if discrepancies are found in the plans or notes, or if a question arises over the intent of the plans or notes. contractor shall verify and is responsible for all dimensions (including rough openings).

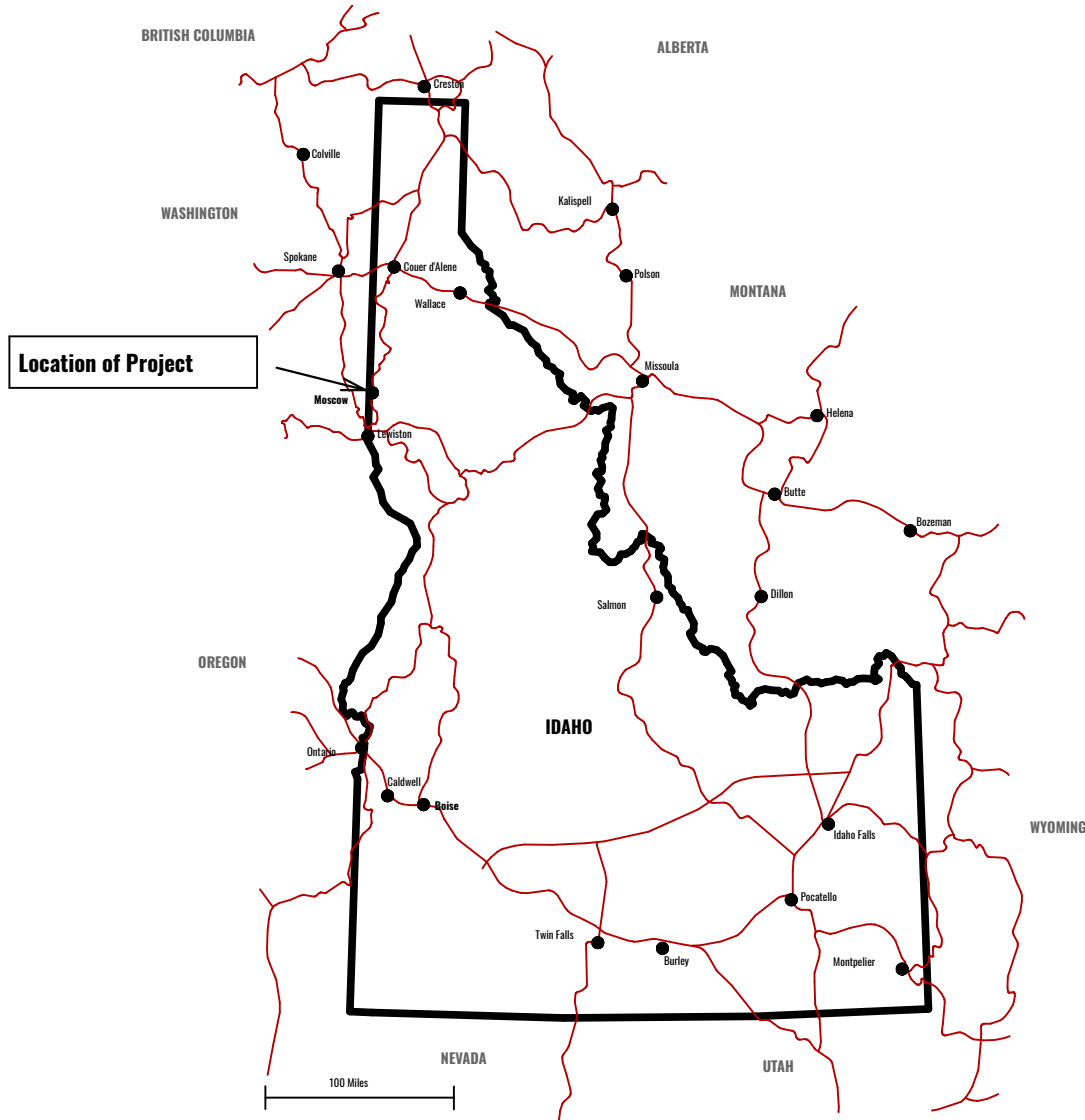
Exhaust all vents and fans directly to outside via metal ducts, provide 90 cfm (min) fans to provide 5 air changes per hour in baths containing tub and / or shower and in laundry rooms.

Manufacturer's standard specifications and materials approved for project use are hereby made part of these notes with the same force and effect as if written out in full herein. All appliances, fixtures, equipment, hardware, etc. shall be installed in accordance with manufacturer's specifications and procedures.

Written words take precedence over drawn lines. Large-scale details and plans take precedence over smaller details and plans. Should a conflict arise between the specifications and drawings, the requirements deemed most stringent shall be used.

Details not usually shown or specified but necessary for proper and acceptable construction, installation, or operation of any part of the work as determined by the architect shall be included in the work as if it were specified or indicated on the drawings.

No deviation from the drawings or specifications or intent of same shall be made without the architect's written authorization.



LEGEND

A.C.I.	AMERICAN CONCRETE INSTITUTE
BLDG.	BUILDING
CONC.	CONCRETE
C.J.	CONTROL JOINT
COL.	COLUMN
DET.	DETAIL
DIA.	DIAMETER
DN.	DOWN
EL/ELEV.	ELEVATION
ELEC.	ELECTRICAL
EQ.	EQUAL
FIN.	FINISH
FLR.	FLOOR
GALV.	GALVANIZED
GP.	GYPSPUM
I.D.	INSIDE DIAMETER
JT.	JOINT
MECH.	MECHANICAL
MIN.	MINIMUM
N.T.S.	NOT TO SCALE
NO.	NUMBER
O.C.	ON CENTER
OPG.	OPENING
O.D.	OUTSIDE DIAMETER
U.N.O.	UNLESS NOTED OTHERWISE
REF.	REFERENCE
R.	RISER
R.O.	ROUGH OPENING
RM.	ROOM
S/STL.	STAINLESS STEEL
STRUCT.	STRUCTURAL
SPEC.	SPECIFICATIONS
T.O.	TOP OF (...)
T.O.F.	TOP OF FRAMING
T.O.STL.	TOP OF STEEL
T.O.W.	TOP OF WALL
T.	TREAD
TYP.	TYPICAL
@	AT
+	AND
BD.	BOARD
A.F.F.	ABOVE FINISHED FLOOR
U.N.O.	UNLESS OTHERWISE NOTED
V.I.F.	VERIFY IN FIELD

ENERGY CODE

SYSTEM	2018 IECC CODE REQUIRED MINIMUMS
Windows:	U-Value: 0.3
Skylights:	U-Value: 0.3
Roof:	R-38 or R-30 (continuous above deck)
Walls:	R-20 or R-13 (cavity) + R-3.8 (continuous)
Floor:	R-30
Heated Slab:	R-15 for 24" below + R-5 full slab
Unheated Slab:	R-10 for 24" below

APPLICABLE CODES

Applicable Codes	2018 IRC
	2018 IECC W/2009 Residential Amendments
	2015 UPC
	2017 NEC
	2018 MEC
	2018 IFC
	2009 ICC/ANSI A117.1

DESIGN CRITERIA

OCCUPANCY CLASSIFICATION	R
ZONE:	SUBURBAN RESIDENTIAL
CONSTRUCTION TYPE:	TYPE V-B
GROUND SNOW LOAD:	64 PSF
ROOF SNOW LOAD:	40 PSF
WIND SPEED:	115 MPH-RES., 115 ULTIMATE COMM.
SEISMIC CATEGORY:	B
WEATHERING DAMAGE:	SEVERE
FROST LINE DEPTH:	30 INCHES
TERMITE INFESTATION:	SLIGHT TO MODERATE
WINTER DESIGN TEMP.:	10 DEGREES F
ROOF ICE BARRIER:	REQUIRED
AIR FREEZING INDEX	960
FLOOD HAZARDS FEMA MAP DATES:	FEBRUARY 1980, REVISED APRIL 2002
WIND EXPOSURE:	47 DEGREES F
SOIL:	1500 PSF ALLOWABLE (ASSUMED), TO BE VERIFIED AT TIME OF EXCAVATION

SCOTT HOUSE - 2375 HIGHWAY 95 NORTH

PROJECT DESCRIPTION

New residence on with 4 bedrooms, 4 bathrooms, and attached garage with boat house bay.

Main Floor: 1776 sq ft
Second Floor: 976 sq ft
Garage: 1174 sq ft

Total Living: 2752 sq ft

SHEET LIST

A-1	Cover Sheet
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A-4	Main Floor Plan
A-5	Second Floor Plan
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A-8	Elevations
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A-1	Cross Sections/Window Elevations
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A-11	Wall Sections
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A-13	Electrical Schedule
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A-15	Kitchen Plans
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A-17	Bath/Stair/Fireplace Plans
A-18	Fixture Schedule
A-19	Roof/Framing/ Plans

NORTH HOUSE

NORTH HOUSE DRAFTING
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116 S Jackson Street
Moscow ID 83843
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208-596-2470

Drawn by:
Laurabeth Kowalick

Checked by:
Luke Ryan

Revisions	Date

Builder:
Builder
000 N Main St
Moscow, ID 83843

Owner: Dennis and Maggie
Scott
Palouse, WA

Project:
SCOTT HOUSE
2375 HIGHWAY 95 NORTH MOSCOW, ID 83843

Date: 2/20/2024
Project No: 021-038

Cover Sheet

A-1

NORTH HOUSE

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116 S Jackson Street
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208-596-2470

Drawn by:
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Luke Ryan

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Builder:
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000 N Main St
Moscow, ID 83843

Owner: Dennis and Maggie
Scott
Palouse, WA

Project: **SCOTT HOUSE**
2275 LINDEN AV SE NORTH MOUNTAIN IN 30082

Date: 2/20/2024
Project No: 021-038

Notes/Site
Plans

A-2

FOUNDATION NOTES

Typical foundation wall will be 8" thick poured concrete foundation wall footings per code.

Foundations to bear a minimum of 30" below finish grade

All anchor bolts to be ½" x 10" with 7" of embedment spaced at 6' o.c. or 4' o.c. and 12" max from corners or splices.

All reinforcing steel shall be ASTM A-615, Grade 60.

All reinforcing steel to overlap a minimum of 24" for splices.

Provide corner bars to match continuous steel.

Minimum allowable concrete compressive strength shall be 3000 psi at 26 days. maximum aggregate size is 1". maximum air entrainment is 3%.

Cement should be type 1 or 2.

Soil bearing capacity assumed to be 1500 psf (type 4 soil). If soil conditions vary from this, the project engineer must be notified. all footings must bear on undisturbed soil. all slopes must be stabilized.

Adjacent ground surfaces shall be sloped away from structure drainage of surrounding area shall also be provided to prevent accumulation of soil and erosion of soil near footings.

Uniform soil conditions, must be provided under slab and footings. cut/fill or non-uniform soil conditions should be excavated and replaced w/ uniform engineered fill material to minimize differential movement.

The tops of foundation walls shall extend min. 6" above the adjacent finish grade

FLOOR PLAN NOTES

All exterior dimensions are to the main layer. dimensions to openings are to the centers. interior dimensions are to the studs.
Contractor shall verify all dimensions and is responsible for all dimensions (including rough openings).

GENERAL PLUMBING & HVAC NOTES

Hvac shall have one zone.

The furnace and water heater on floor 1 shall serve floors 1.

Metallic gas pipe, water pipe, and foundation reinforcing bars shall be bonded to the electrical service ground.

Water heater, kitchen and bathroom venting shall exhaust to the outside of the building and be equipped with a back draft damper.

All gas lines shall be sized for appliance load. "black" pipe shall be used inside the building, "green" pipe where underground or exposed to weather, all joints shall be taped where buried or exposed to weather.

Each hose bibb shall be equipped with a back flow prevention device.

Heat ducting shall be secured, sealed and insulated as appropriate.

Install waterproof gypsum board at all water splash areas to minimum 70" above shower drains.

Insulate waste lines for sound control.

BUILDING PERFORMANCE

Heat loss calculations shall comply with REScheck and requirements of local codes. see calculations.
Porches, decks, foundation and garage areas not included in living area.
All exhaust fans to be vented directly to the exterior. all penetrations of the building envelope shall be sealed with caulk or foam.

RAILING NOTES:

Stairways shall have a min. width of 34". hand rails may encroach a max. of 3 1/2" into the required width.

Treads shall have a min. width of 11". stair treads must be uniform and can not vary from the largest to the smallest by more than 3/8".

Stairways shall have min. 6'-8" of headroom at the nose of the stair.

Enclosed usable space under interior stairs shall be protected on the enclosed face with 5/8" type "x" gypsum wall board.

Stairways shall have at least one handrail located 34" to 38" above the nosing of treads and landings. the hand grip portion of handrails shall not be less than 1-1/2" or greater than 2" in cross-sectional dimension.

Handrails shall be continuous the full length of the stairs, the ends of handrails shall return to wall or terminate into a newel post or safety terminal.

Stairways having less than 2 risers do not require a hand rail.

34" min. height guardrails shall be provided for at porches, decks, balconies, stairways and landings where the adjacent surface is greater than 24" below.

Railing and guardrail baluster spacing shall be no greater than 4".

The triangular openings formed by the riser, tread, and bottom of guardrail shall not allow a 6" diameter sphere to pass through.

Exterior spiral stairs to be fabricated and installed per the mfg. instructions.

WALL PANEL NOTES

This structure shall be adequately braced for wind loads until the roof, floor and walls have been permanently framed together and sheathed.

BWP - Braced Wall Panel - Maximum Braced Wall Panel spacing shall not exceed 20' o.c.

3'4" min. length w/7/16 OSB or 1/2" plywood and 8d commons 6" o.c. at all panel edges, 12" o.c. field.

ABP - Alternate Braced Wall Panel - 2"8" min width w/7/16" OSB or 1/2" plywood and 8d commons 6" o.c. at all panel edges, 12" o.c. field. & (2) A.B. per panel located at 1/4 points & 1800# min. holddown each end "HPAH22 or STD10

PFFH & PFG - Portal Frame with Hold Downs & Portal Frame at Garage door openings - constructed in accordance with R602.10.6.2 and R602.10.6.3

Provide solid blocking under all bearing walls perpendicular to joists and other bearing points not otherwise provided with support.

EROSION CONTROL NOTES:

Install silt fence prior to any excavation or construction.

Minimize site disturbance by tight control of excavation limits.

All exposed soil shall be mulched with straw or wood chips to minimize soil erosion. no soil shall be left in an exposed condition. it is recommended that the contractor maintain a stock pile of this material on site for quick application.

Hydroseed with a wood cellulose fiber mulch applied at a rate of 2,000#/acre. use an organic tackifier at no less than 150 #/acre or per manufacturer's recommendation if higher. application of tackifier shall be heavier at edges, in valleys and at crests of banks and other areas where seed can be moved by wind or water.

Dispersion trenches shall overflow onto native undisturbed ground. no site disturbance below trenches.

DOOR AND WINDOW NOTES

Every bedroom shall be provided with an egress window with finish sill height not greater than 44" above the finish floor height and shall have a minimum openable area of 5.7 sq.ft. Egress windows shall not have an openable area less than 20" wide and 24" high.

All walk through doors shall be solid core. Doors between garage and living area shall be 1 3/4" tight fitting solid core doors with a rating of 60 minutes. Door shall be self closing.

INSULATION AND THERMAL REQUIREMENTS

Exterior stud walls shall have and R-value of no less than R-21. Attic insulation shall be not less than R-38. Below grade walls and basement walls used for living space shall have a minimum R value of R-11. Floors over unheated spaces shall have a minimum R value of R-30. A black ground cover not less than 6 mils thick will be installed in all crawl spaces. For radon control per Idaho Dept of Health and Welfare, extend 12 inches up the concrete walls and seal with (3) beads of construction adhesive. Seal around all penetrations. Provide complete passive system beneath the crawl space vapor barrier with ventilation through the roof.

All recessed lights in insulated ceilings to have the I.C. label.

VENTILATION NOTES

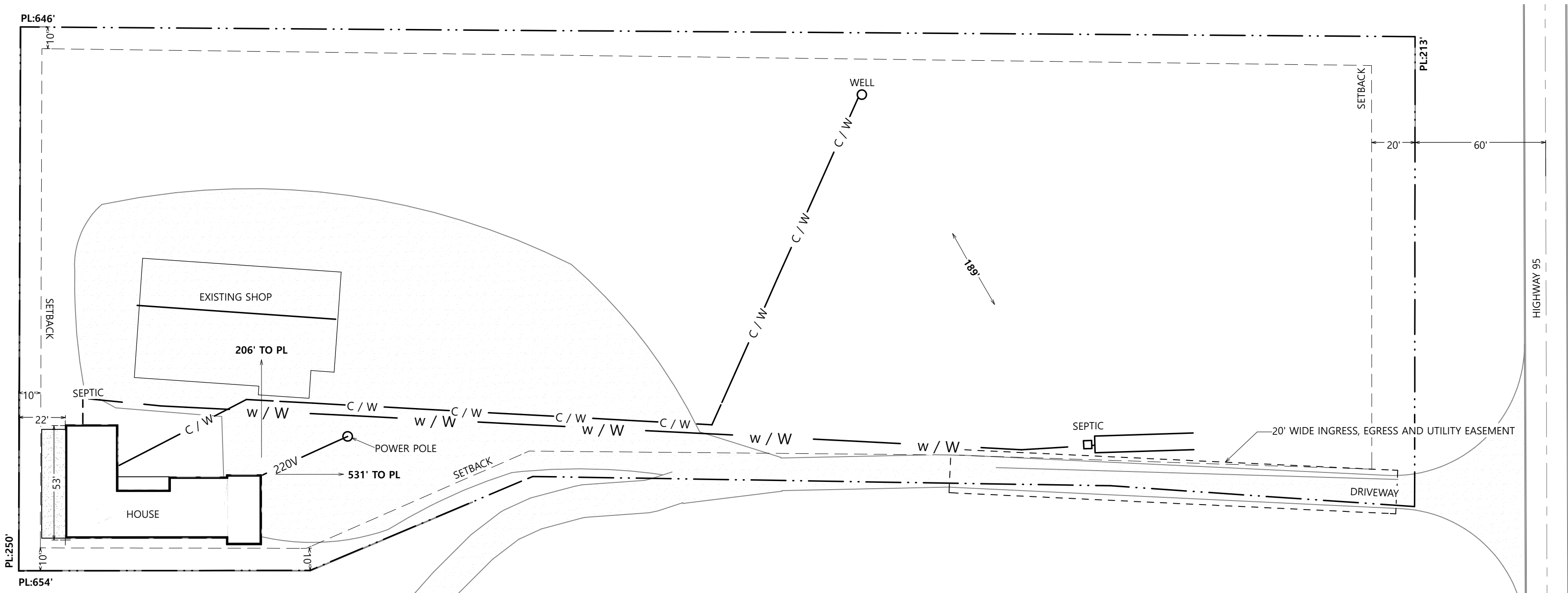
All combustion appliances will be vented directly to the exterior. Furnace firebox and tank-less water heater shall have outside combustion air supply pursuant to regional and local codes.

Exhaust all vents and fans directly to outside via metal ducts, provide CFM fans to provide 5 air changes per hour in baths containing tub and / or shower and in laundry rooms.

Attic shall have ventilation equal to 1 Sq. Ft. per 150 Sq. Ft. of attic space. Ventilation shall be protected from snow and rain and shall be properly screened to impede pests. Openings shall be located to provide cross ventilation.

Exhaust all vents and fans directly to building exterior, fans to provide 5 air changes per hour in baths containing tub and / or shower and in laundry rooms.

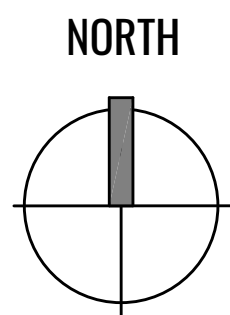
The under-floor space between the bottom of the floor joists and the earth under any building shall be conditioned or ventilated according to code. In a conditioned space the foundation walls shall be fully sealed and insulated, the ground shall be covered with a Class 1 vapor retarder, all seams overlapped 6 inches and taped. Air supply from a forced air circulation system OR ventilation to the common living space above in conjunction with a fan to force air to the outside at a rate of 20 CFM per 100 sq/ft shall be installed. If ventilated, the minimum net area of ventilation openings shall be not less than 1 square foot for each 150 square feet of under-floor space area, unless the ground surface is covered by Class 1 vapor retarder material. Where a Class 1 vapor retarder material is used, the minimum net area of ventilation openings shall be not less than 1 square foot for each 1,500 square feet of under-floor space area. One such ventilating opening shall be within 3 feet of each corner of the building.



A2.1

Site Plan

scale 1" = 40'



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Builder:
Builder
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Moscow, ID 83843

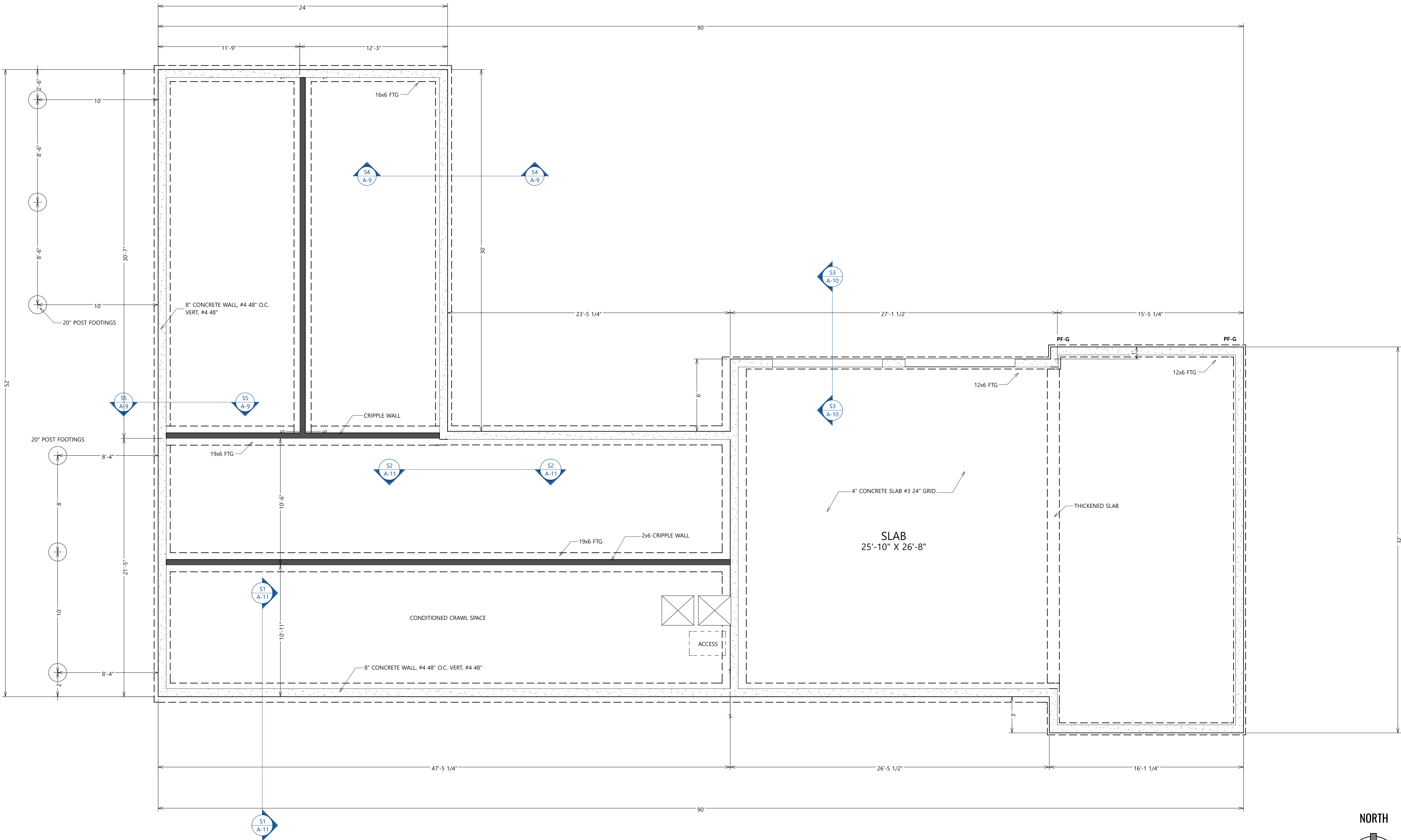
Owner: Dennis and Maggie
Scott
Palouse, WA

Project:
SCOTT HOUSE
2375 HIGHWAY 95 NORTH MOSCOW, ID 83843

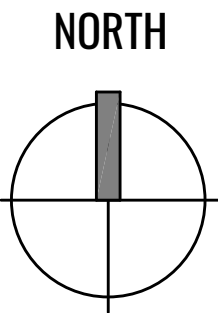
Date: 2/20/2024
Project No: 021-038

Foundation Plan

A-3



A3.1 Foundation Plan
scale 1/4" = 1'



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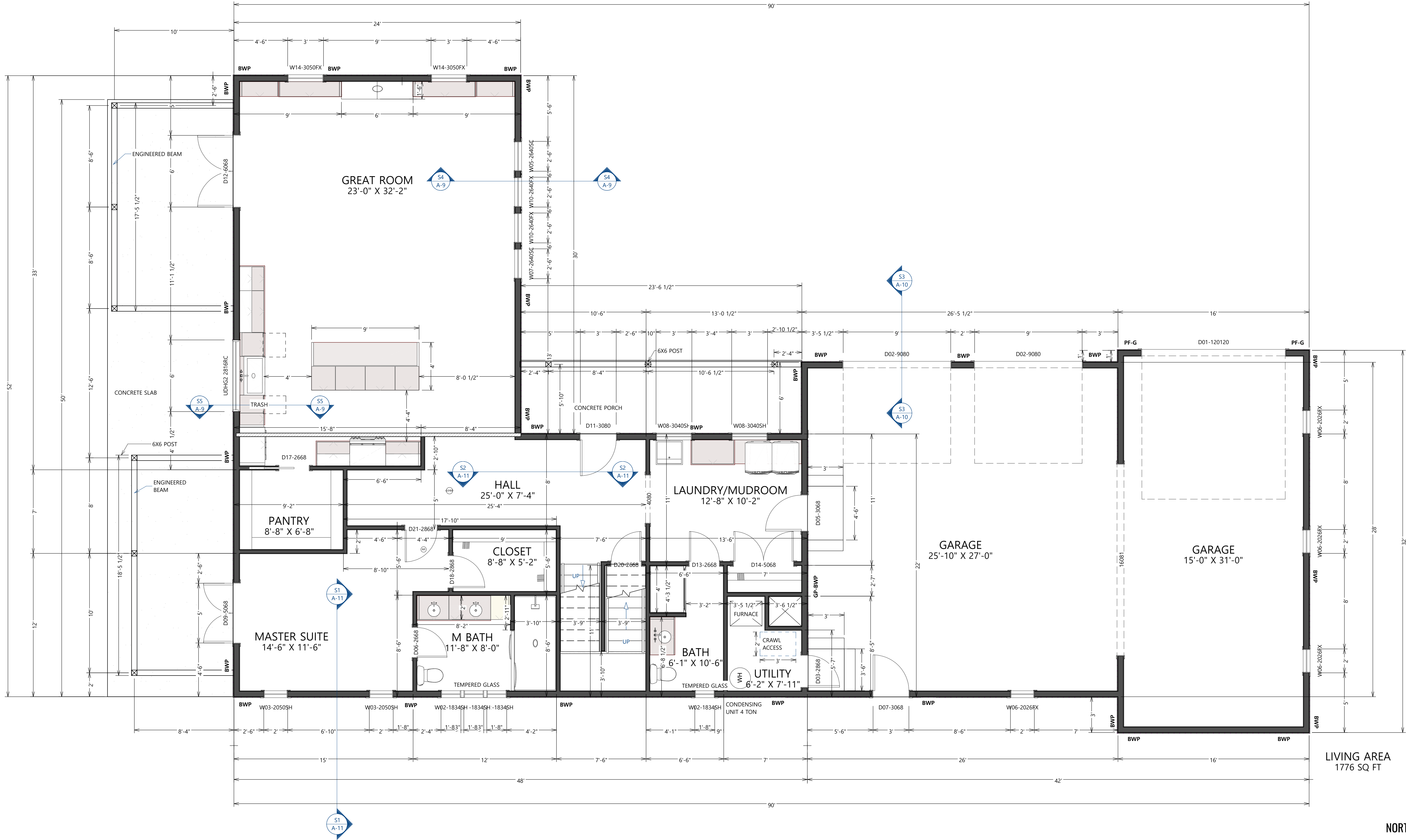
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Palouse, WA

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Project No: 021-038

Main Floor Plan

A-4



A4.1
Main Floor Plan
scale 1/4" = 1'

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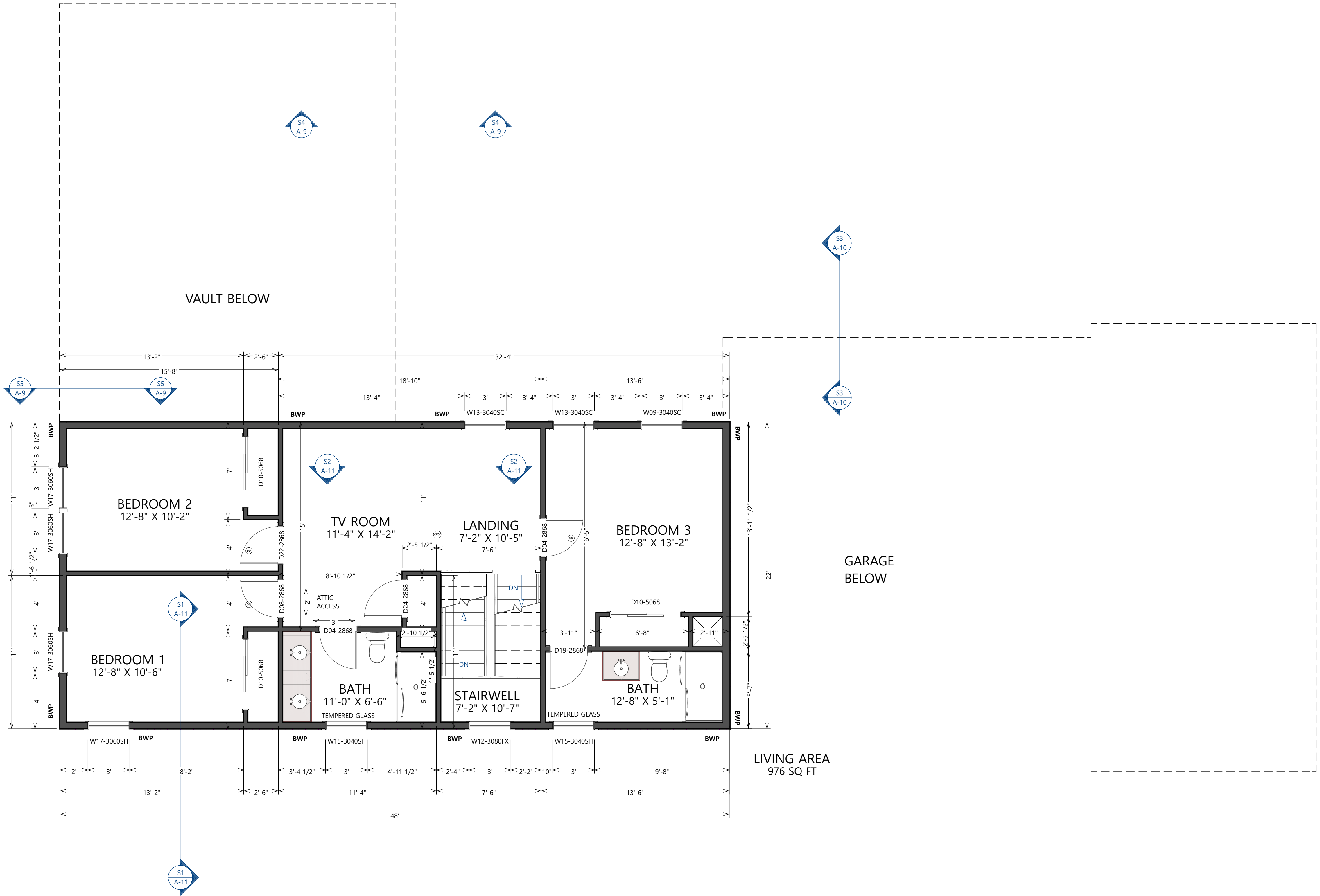
Owner: Dennis and Maggie
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Palouse, WA

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2375 HIGHWAY 95 NORTH MOSCOW, ID 83843

Date: 2/20/2024
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Second Floor
Plan

A-5

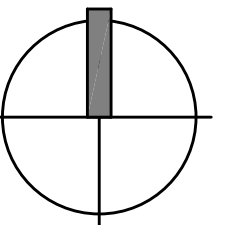


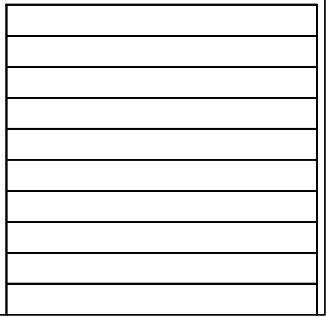
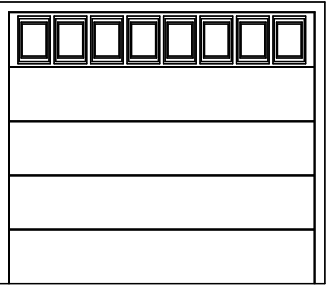
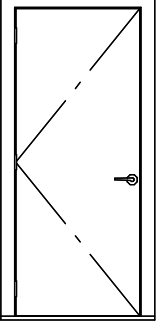
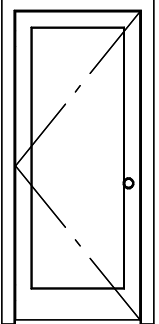
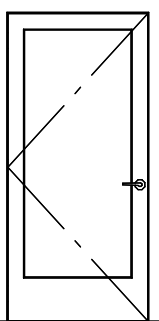
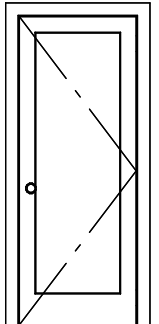
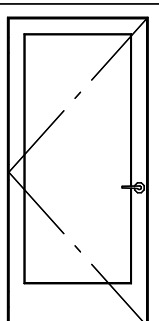
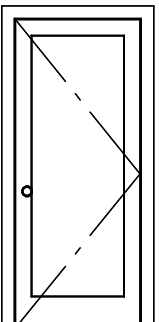
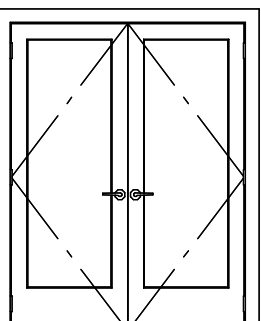
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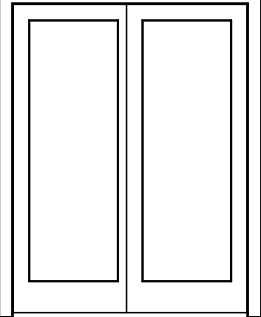
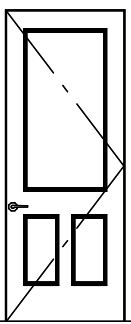
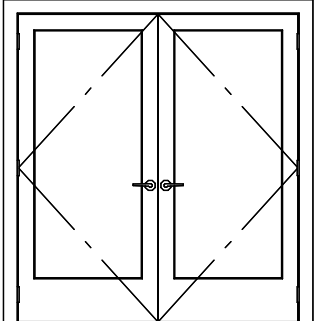
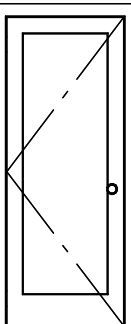
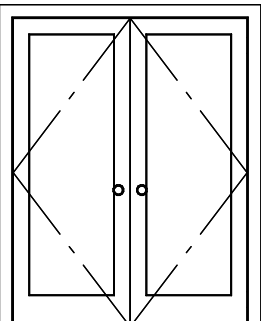
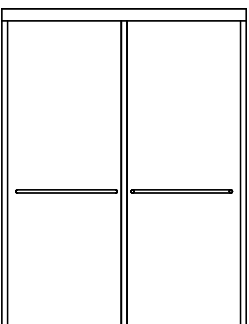
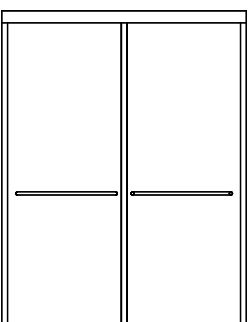
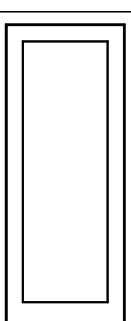
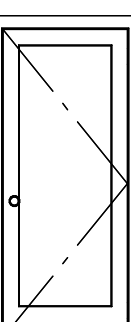
Second Floor Plan

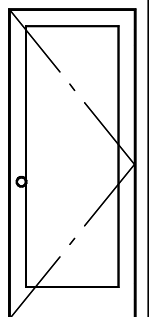
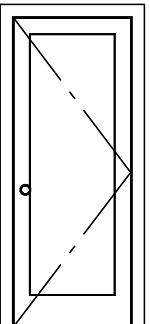
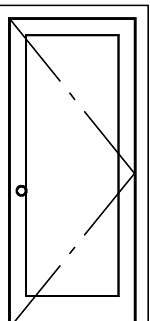
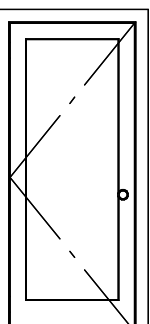
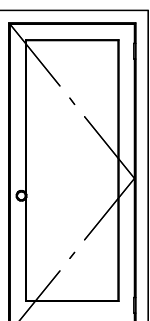
scale 1/4" = 1'

NORTH



DOOR SCHEDULE								
3D EXTERIOR ELEVATION	NUMBER	QTY	FLOOR	SIZE	WIDTH	HEIGHT	DESCRIPTION	COMMENTS
	D01	1	1	120120	144"	144"	GARAGE-FLUSH SOLID 8'	
	D02	2	1	9080	108"	96"	GARAGE-FLUSH STYLELINE 1 8'	
	D03	1	1	2868 R EX	32"	80"	EXT. HINGED-SLAB	UTILITY
	D04	2	2	2868 L IN	32"	80"	HINGED-PANEL	
	D05	1	1	3068 L EX	36"	80"	EXT. HINGED-PANEL	MUDROOM DOOR TO GARAGE
	D06	1	1	2668 R IN	30"	80"	HINGED-PANEL	MASTER BATH
	D07	1	1	3068 L EX	36"	80"	EXT. HINGED-GLASS PANEL	BACK DOOR
	D08	1	2	2868 R IN	32"	80"	HINGED-PANEL	BEDROOM 1
	D09	1	1	5068 L/ R EX	60"	80"	EXT. DOUBLE HINGED-GLASS PANEL	

DOOR SCHEDULE								
3D EXTERIOR ELEVATION	NUMBER	QTY	FLOOR	SIZE	WIDTH	HEIGHT	DESCRIPTION	COMMENTS
	D10	3	2	5068 L IN	60"	80"	SLIDER-PANEL	BEDROOM 1 CLOSET
	D11	1	1	3080 R EX	36"	96"	EXT. HINGED-DOOR E15	FRONT DOOR
	D12	1	1	6068 L/ R EX	72"	80"	EXT. DOUBLE HINGED-GLASS PANEL	GREAT ROOM
	D13	1	1	2668 L IN	30"	80"	HINGED-PANEL	MUDROOM BATH
	D14	1	1	5068 L/ R IN	60"	80"	DOUBLE HINGED-PANEL	MUDROOM CLOSET
	D15	1	1		60"	80"	K-702206-G54 FLUENCE SLIDING SHOWER DOOR	MASTER SHOWER
	D16	2	2		60"	80"	K-702206-G54 FLUENCE SLIDING SHOWER DOOR	UPSTAIRS BATHROOM
	D17	1	1	2668 L	30"	80"	POCKET-PANEL	PANTRY
	D18	1	1	2868 R IN	32"	80"	HINGED-PANEL	MASTER CLOSET

DOOR SCHEDULE								
3D EXTERIOR ELEVATION	NUMBER	QTY	FLOOR	SIZE	WIDTH	HEIGHT	DESCRIPTION	COMMENTS
	D19	1	2	2868 R IN	32"	80"	HINGED-PANEL	
	D20	1	1	2668 R IN	30"	80"	HINGED-PANEL	CLOSET UNDER STAIRS
	D21	1	1	2868 R IN	32"	80"	HINGED-PANEL	MASTER
	D22	1	2	2868 L IN	32"	80"	HINGED-PANEL	BEDROOM 2
	D24	1	2	2868 L IN	32"	80"	HINGED-PANEL	UPSTAIRS CLOSET

NORTH HOUSE

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Laurabeth Kowalick

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Revisions Date

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Owner: Dennis and Maggie Scott
Palouse, WA

Project:
SCOTT HOUSE
23715 HIGHWAY 95 NORTH MOSCOW, ID 83843

Date: 2/20/2024
Project No: 021-038

Door Schedule

A-6

NORTH
HOUSE

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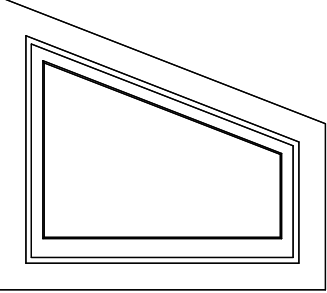
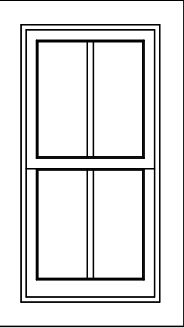
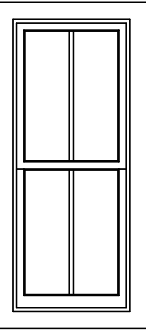
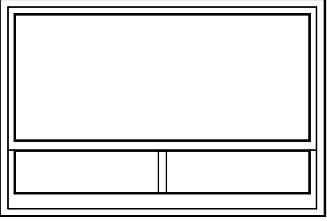
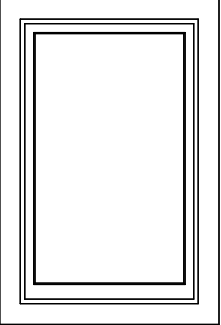
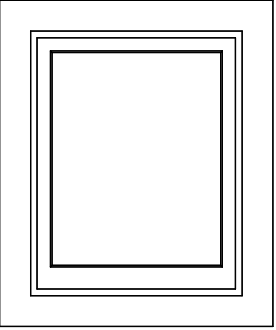
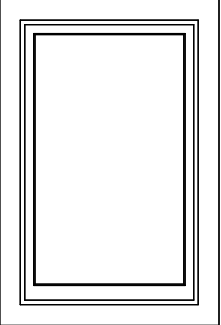
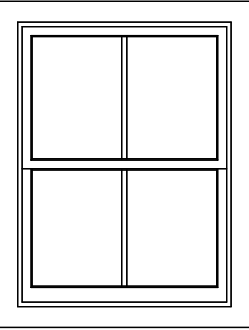
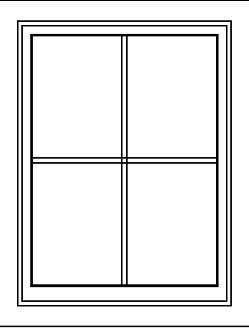
Owner: Dennis and Maggie
Scott
Palouse, WA

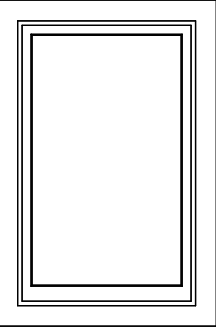
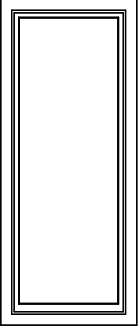
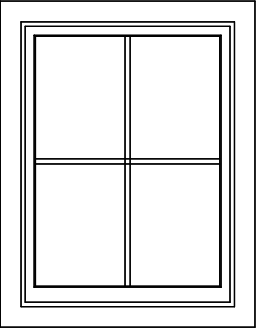
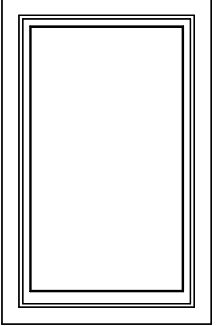
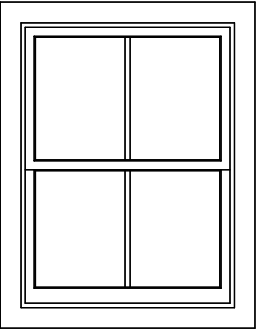
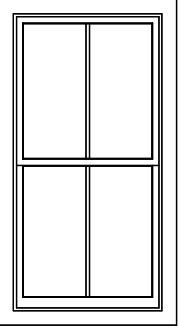
Project:
SCOTT HOUSE
2375 HIGHWAY 95 NORTH MOSCOW, ID 83843

Date: 2/20/2024
Project No: 021-038

Window
Schedule

A-7

WINDOW SCHEDULE								
3D EXTERIOR ELEVATION	NUMBER	QTY	FLOOR	SIZE	WIDTH	HEIGHT	DESCRIPTION	COMMENTS
	W01	2	2	3026FX	36"	30"	FIXED GLASS	LARGE GREAT ROOM WINDOWS
	W02	4	1	1834SH	20"	40"	SINGLE HUNG	MUDROOM BATHROOM - TEMPERED GLASS
	W03	2	1	2050SH	24"	60"	SINGLE HUNG	MASTER BEDROOM
	W04	1	1	6040	72"	48"	FIXED WITH BOTTOM SLIDER	KITCHEN, OVER SINK
	W05	1	1	2640SC	30"	48"	SINGLE CASEMENT-HR	SMALL GREAT ROOM WINDOWS
	W06	4	1	2026FX	24"	30"	FIXED GLASS	GARAGE
	W07	1	1	2640SC	30"	48"	SINGLE CASEMENT-HL	SMALL GREAT ROOM WINDOWS
	W08	2	1	3040SH	36"	48"	SINGLE HUNG	MUDROOM
	W09	1	2	3040SC	36"	48"	SINGLE CASEMENT-HL	

WINDOW SCHEDULE								
3D EXTERIOR ELEVATION	NUMBER	QTY	FLOOR	SIZE	WIDTH	HEIGHT	DESCRIPTION	COMMENTS
	W10	2	1	2640FX	30"	48"	FIXED GLASS	SMALL GREAT ROOM WINDOWS
	W12	1	2	3080FX	36"	96"	FIXED GLASS	LANDING
	W13	2	2	3040SC	36"	48"	SINGLE CASEMENT-HR	
	W14	2	1	3050FX	36"	60"	FIXED GLASS	LARGE GREAT ROOM WINDOWS
	W15	2	2	3040SH	36"	48"	SINGLE HUNG	UPSTAIRS BATH - TEMPERED GLASS
	W17	4	2	3060SH	36"	72"	SINGLE HUNG	BEDROOM 2

NORTH HOUSE

NORTH HOUSE DRAFTING
& DESIGN COMPANY
116 S Jackson Street
Moscow ID 83843
PO BOX 8052
208-596-2470

Drawn by:
Laurabeth Kowalick

Checked by:
Luke Ryan

Revisions	Date

Builder:
Builder
000 N Main St
Moscow, ID 83843

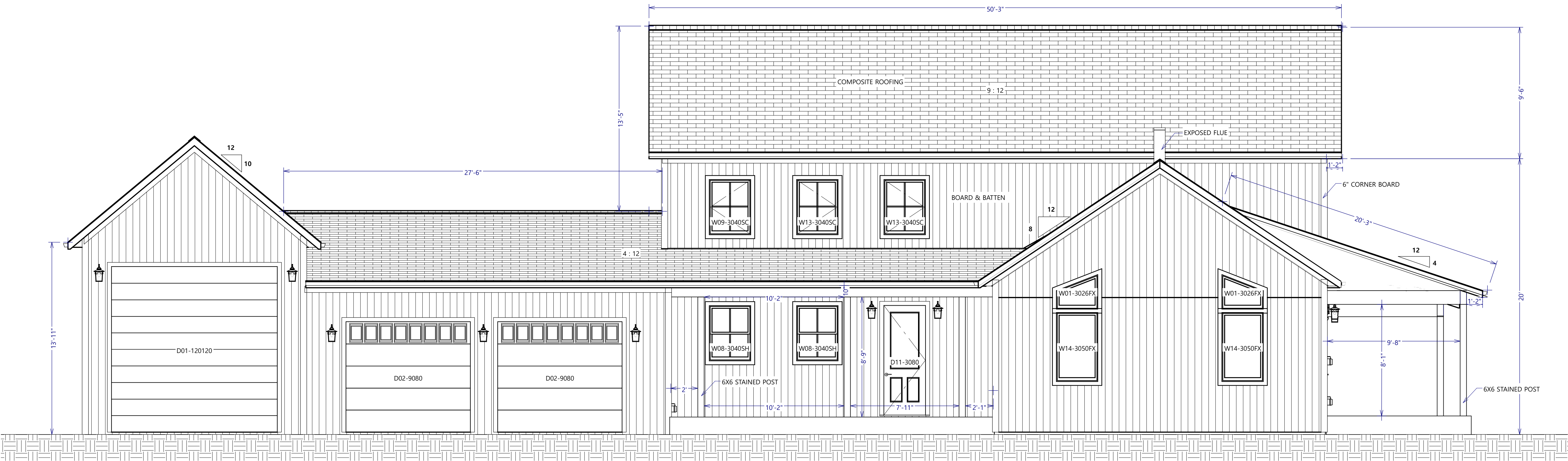
Owner: Dennis and Maggie
Scott
Palouse, WA

Project:
SCOTT HOUSE
2375 HIGHWAY 95 NORTH MOSCOW, ID 83843

Date: 2/20/2024
Project No: 021-038

Elevations

A-8



NE North Elevation
scale 1/4" = 1'



SE South Elevation
scale 1/4" = 1'

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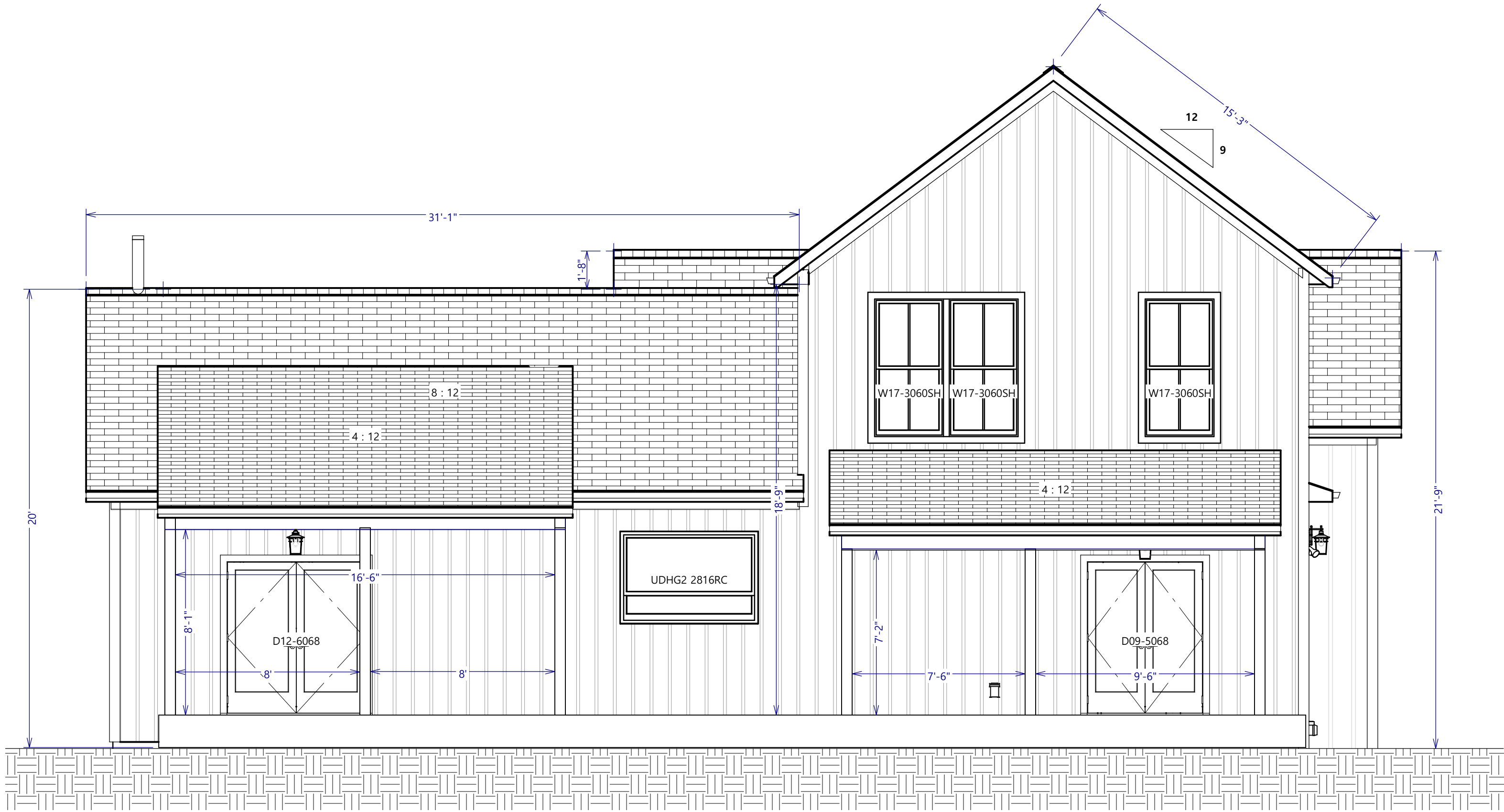
Owner: Dennis and Maggie
Scott
Palouse, WA

Project:
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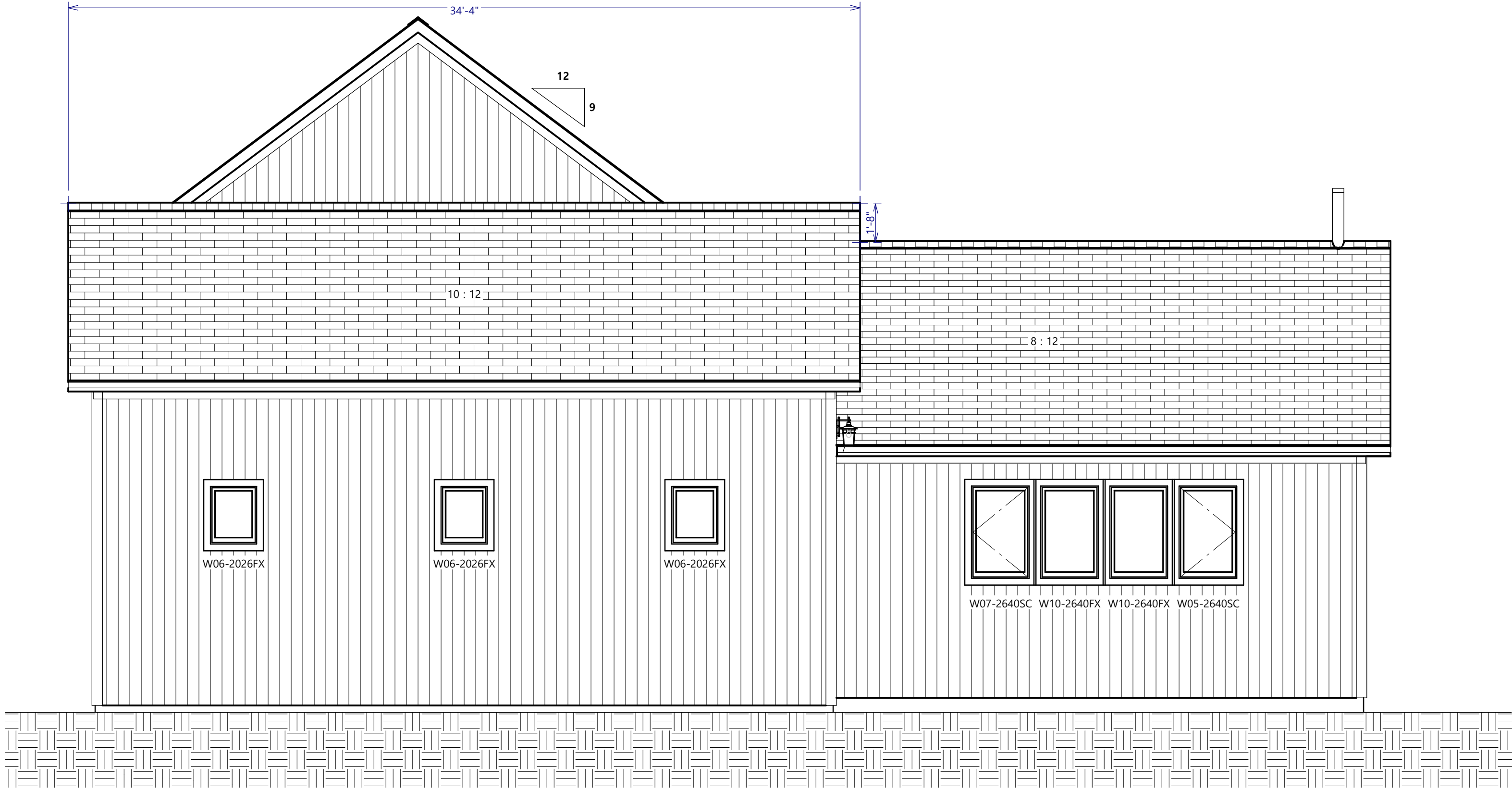
Date: 2/20/2024
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Elevations

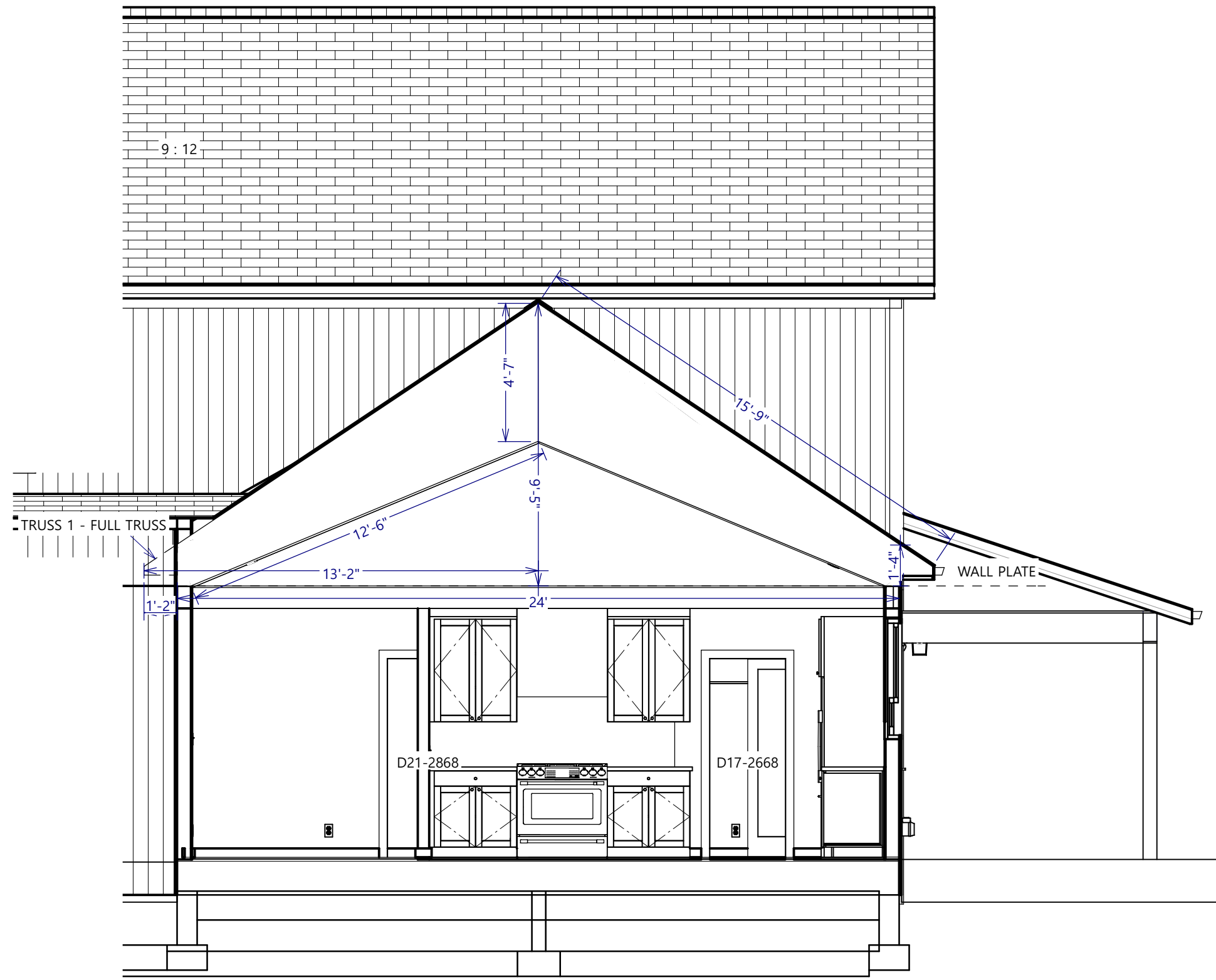
A-9



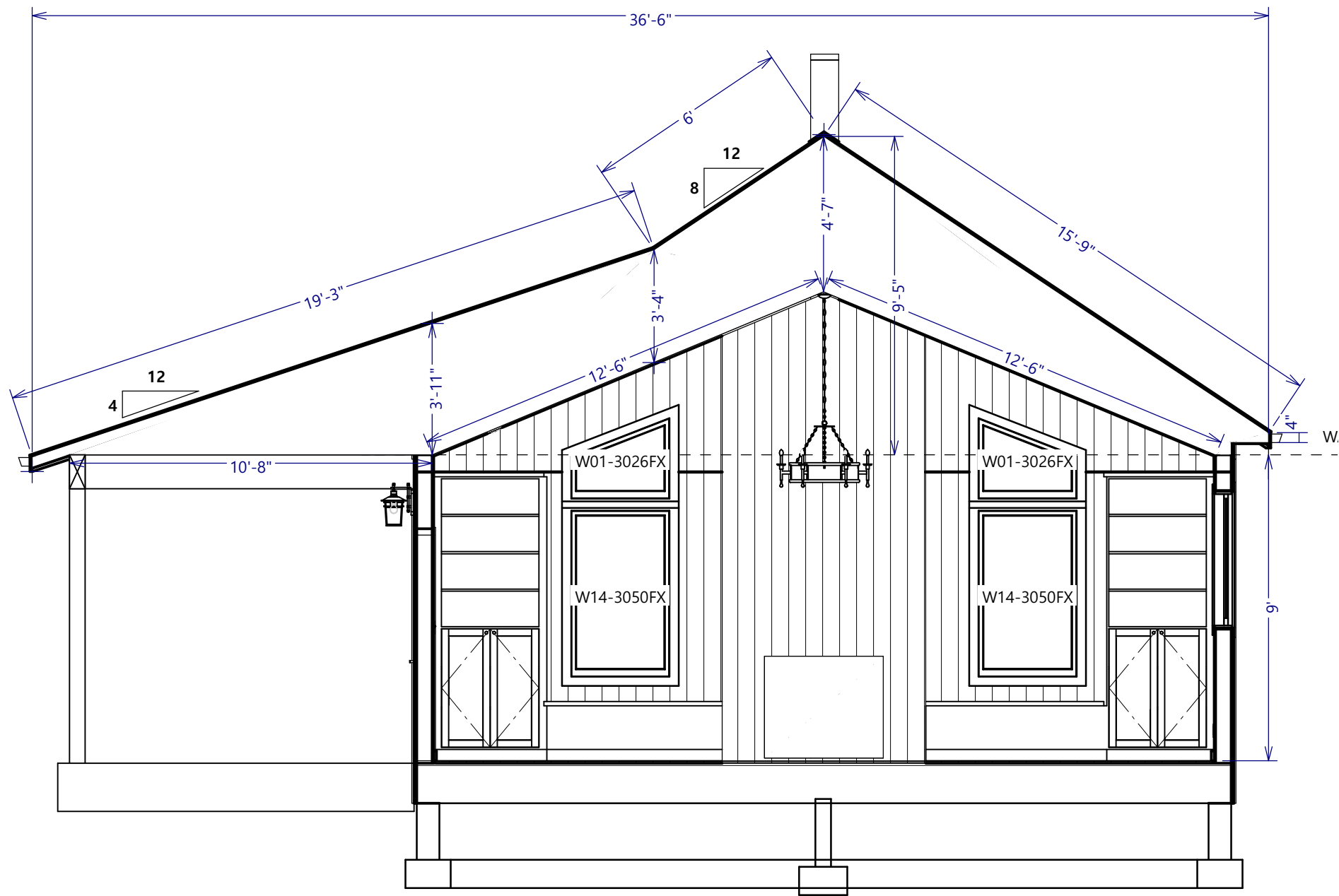
WE West Elevation
scale 1/4" = 1'



EE East Elevation
scale 1/4" = 1'



S3 Cross Section 5 - Trusses 1 and 6
scale 1/4" = 1'



S3 Cross Section 4 - Truss 5
scale 1/4" = 1'

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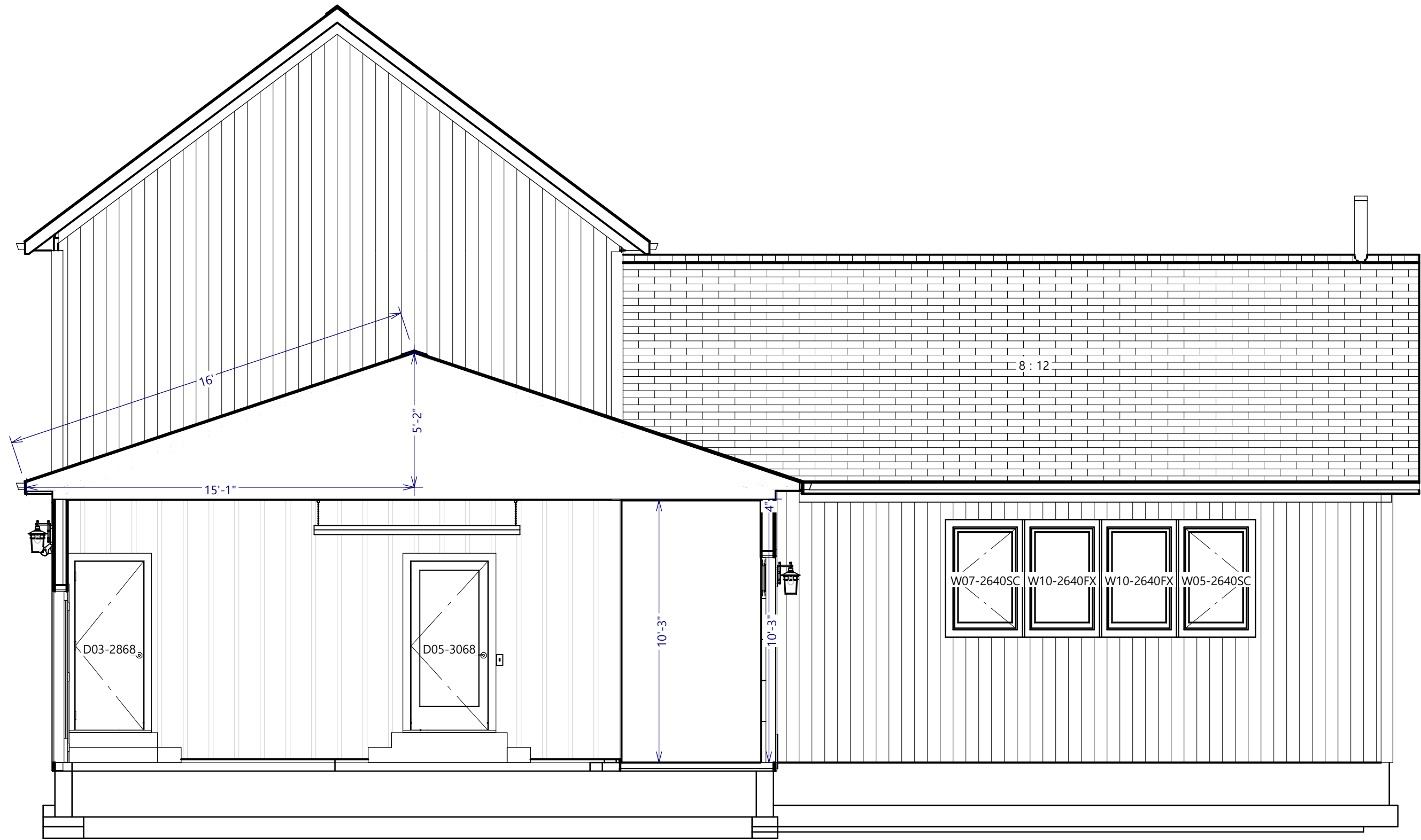
Owner: Dennis and Maggie
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Date: 2/20/2024
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Cross Sections/
Window
Elevations

A-10



S3 Cross Section 3
scale 1/4" = 1'



WE Window Elevations
scale 1/4" = 1'

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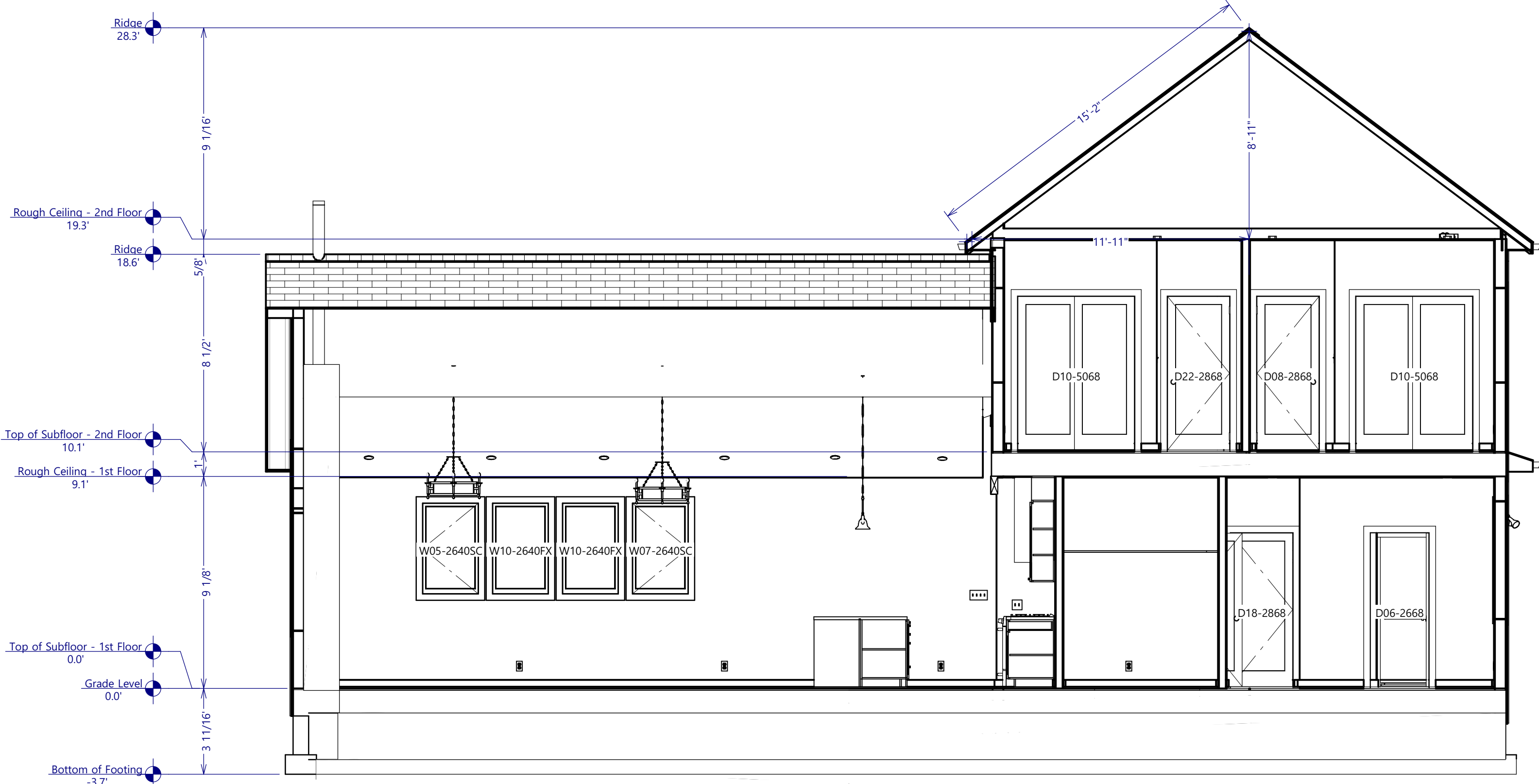
Owner: Dennis and Maggie
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SCOTT HOUSE
2375 HIGHWAY 95 NORTH MOSCOW, ID 83843

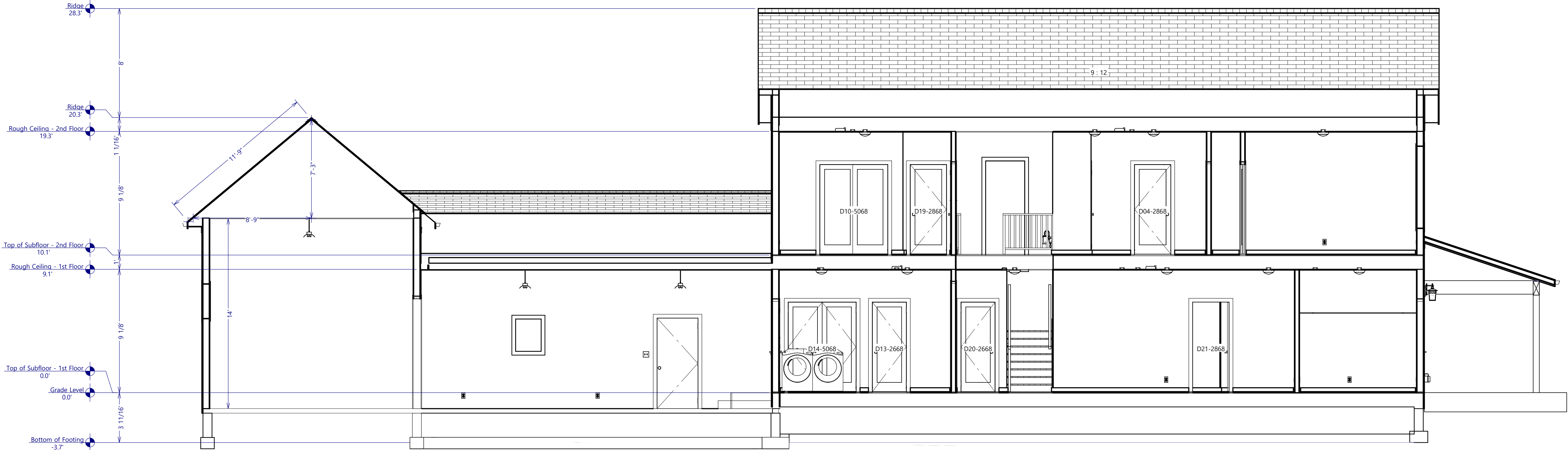
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Project No: 021-038

Cross Sections

A-11



S1 Cross Section 1
scale 1/4" = 1'



S2 Cross Section 2
scale 1/4" = 1'

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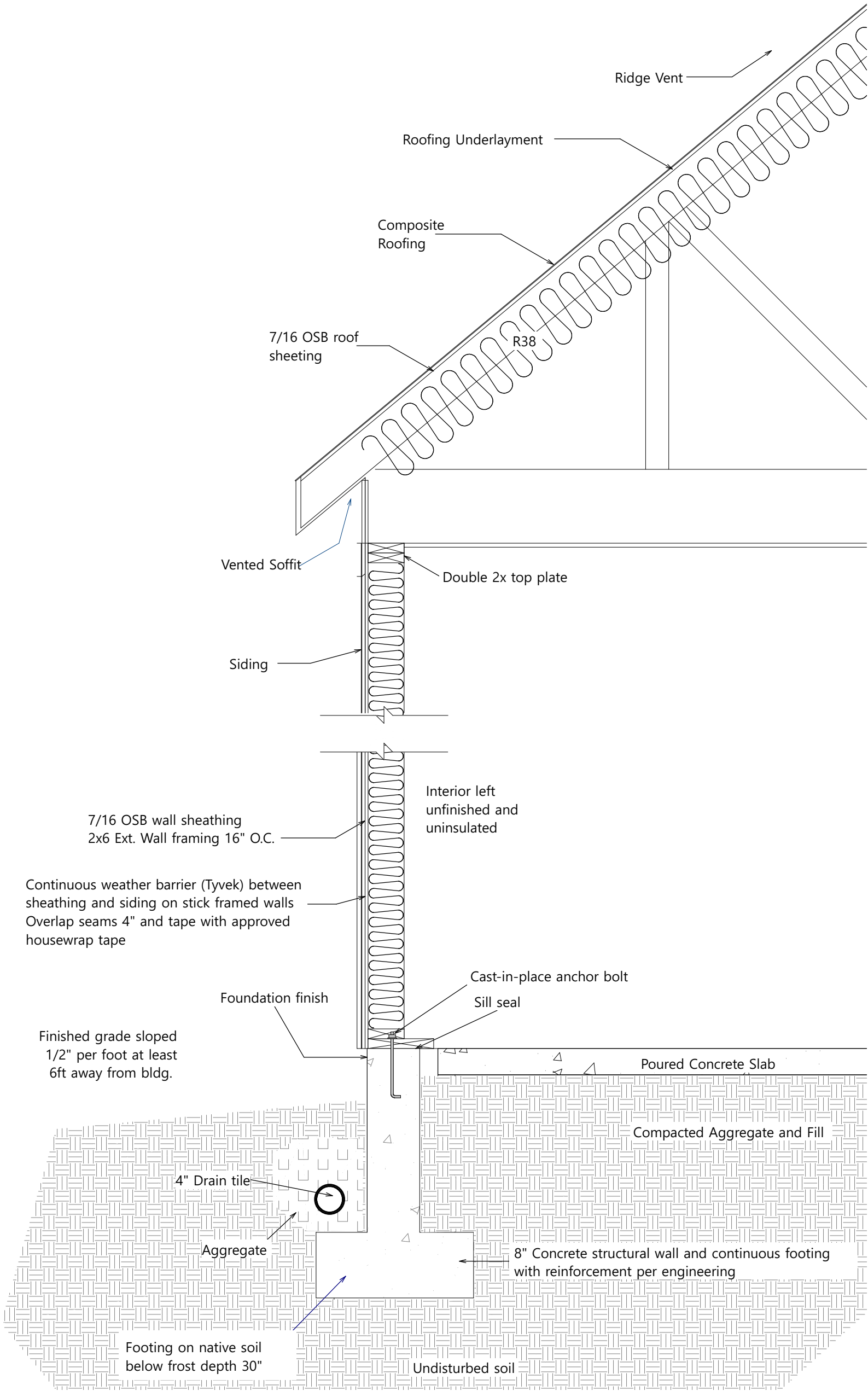
Owner: Dennis and Maggie
Scott
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Date: 2/20/2024
Project No: 021-038

Wall Sections

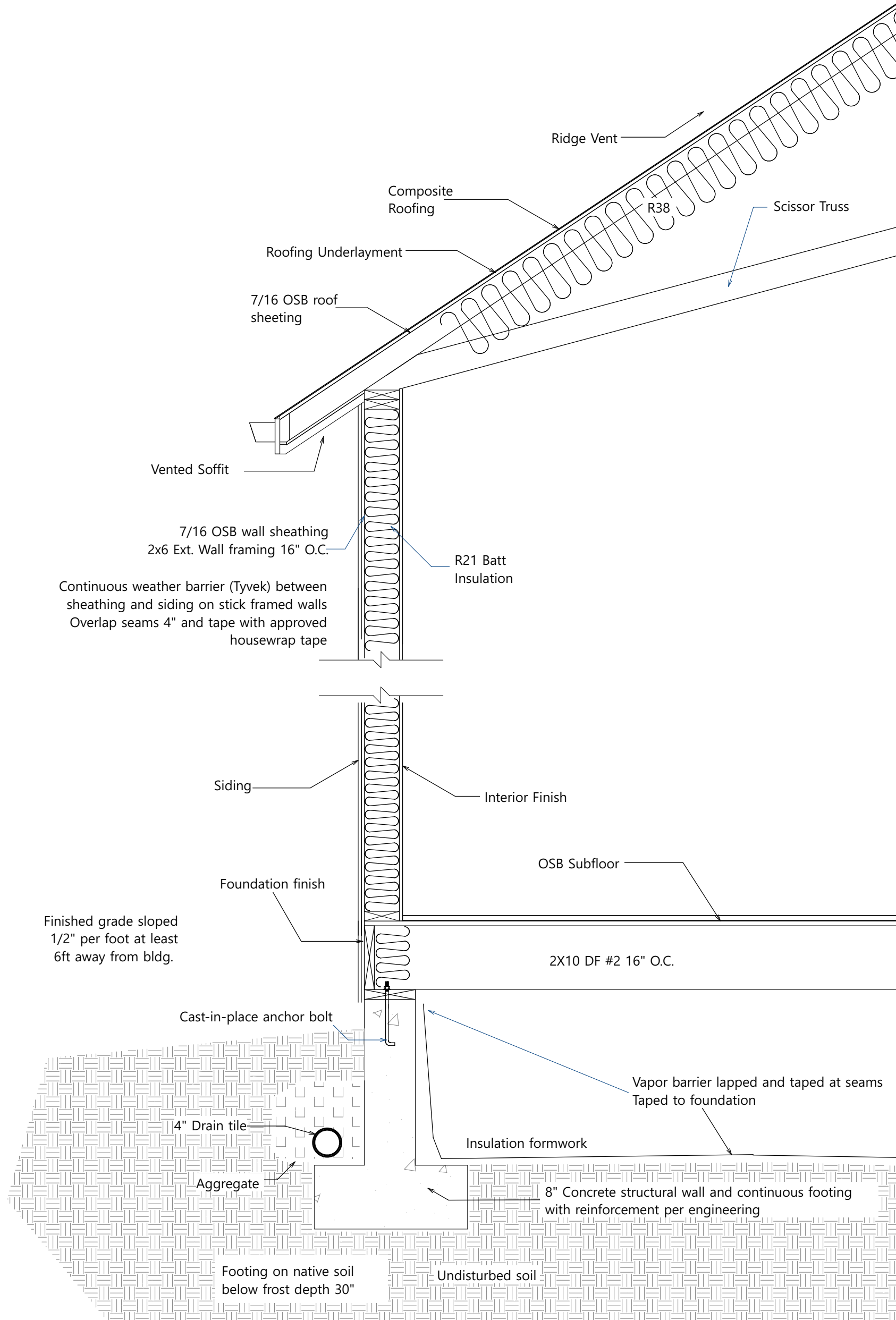
A-12



A8.1

Garage Wall Section

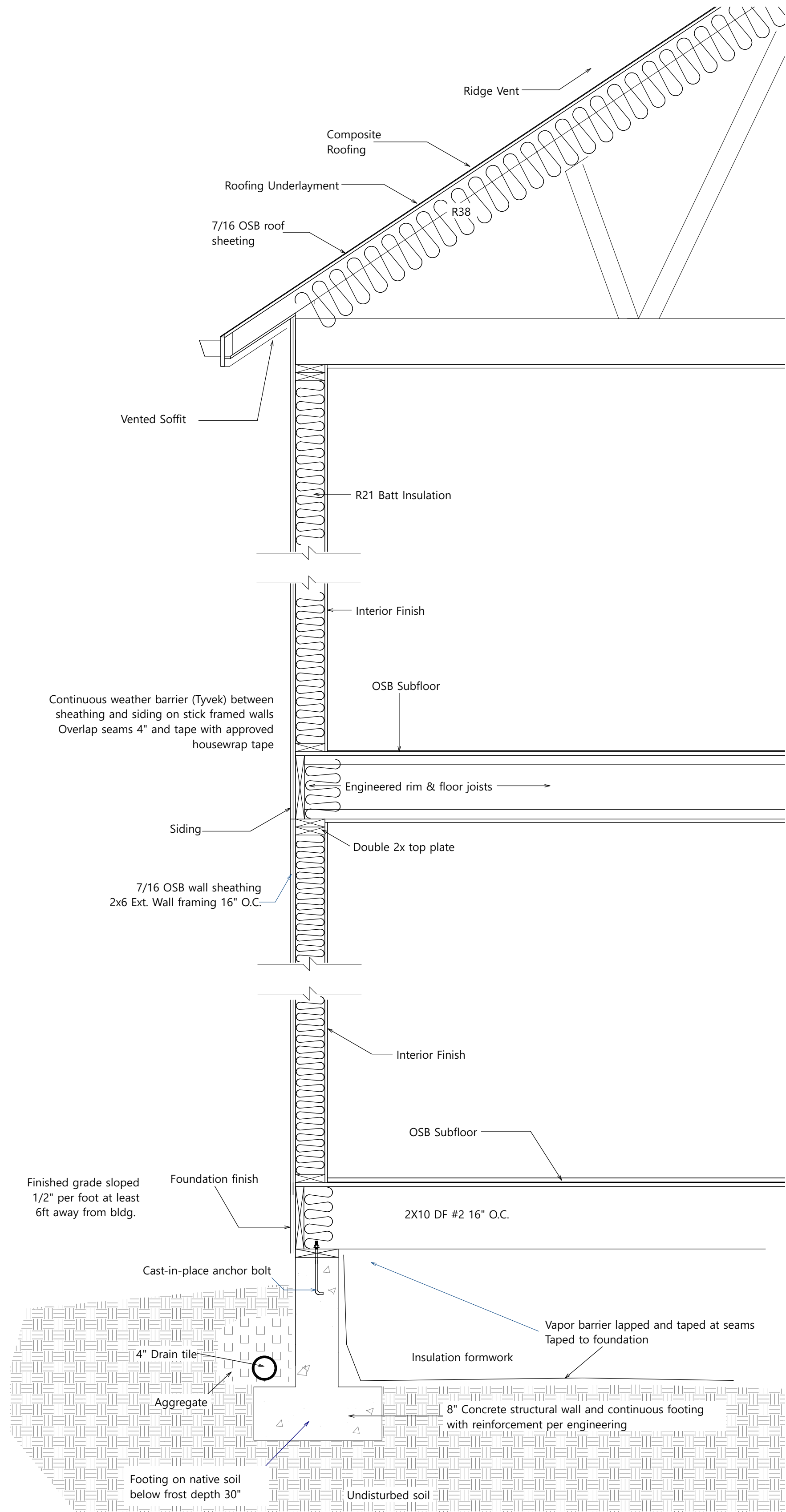
scale 1/2" = 1'



A8.2

Scissor Vault Wall Section

scale 1/2" = 1'



A8.3

Standard Wall Section

scale 1/2" = 1'

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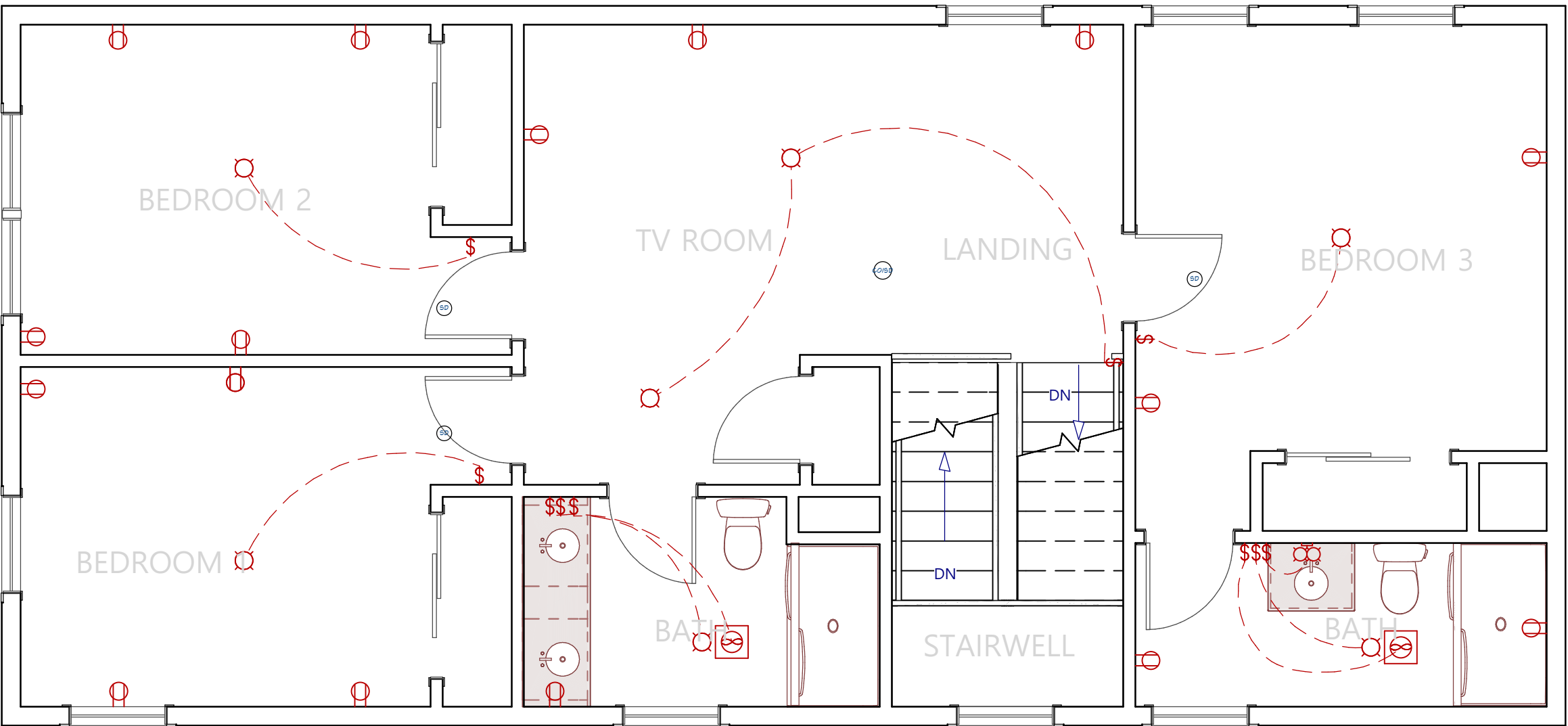
Owner: Dennis and Maggie Scott
Palouse, WA

Project:
SCOTT HOUSE
2375 HIGHWAY 95 NORTH MOSCOW, ID 83843

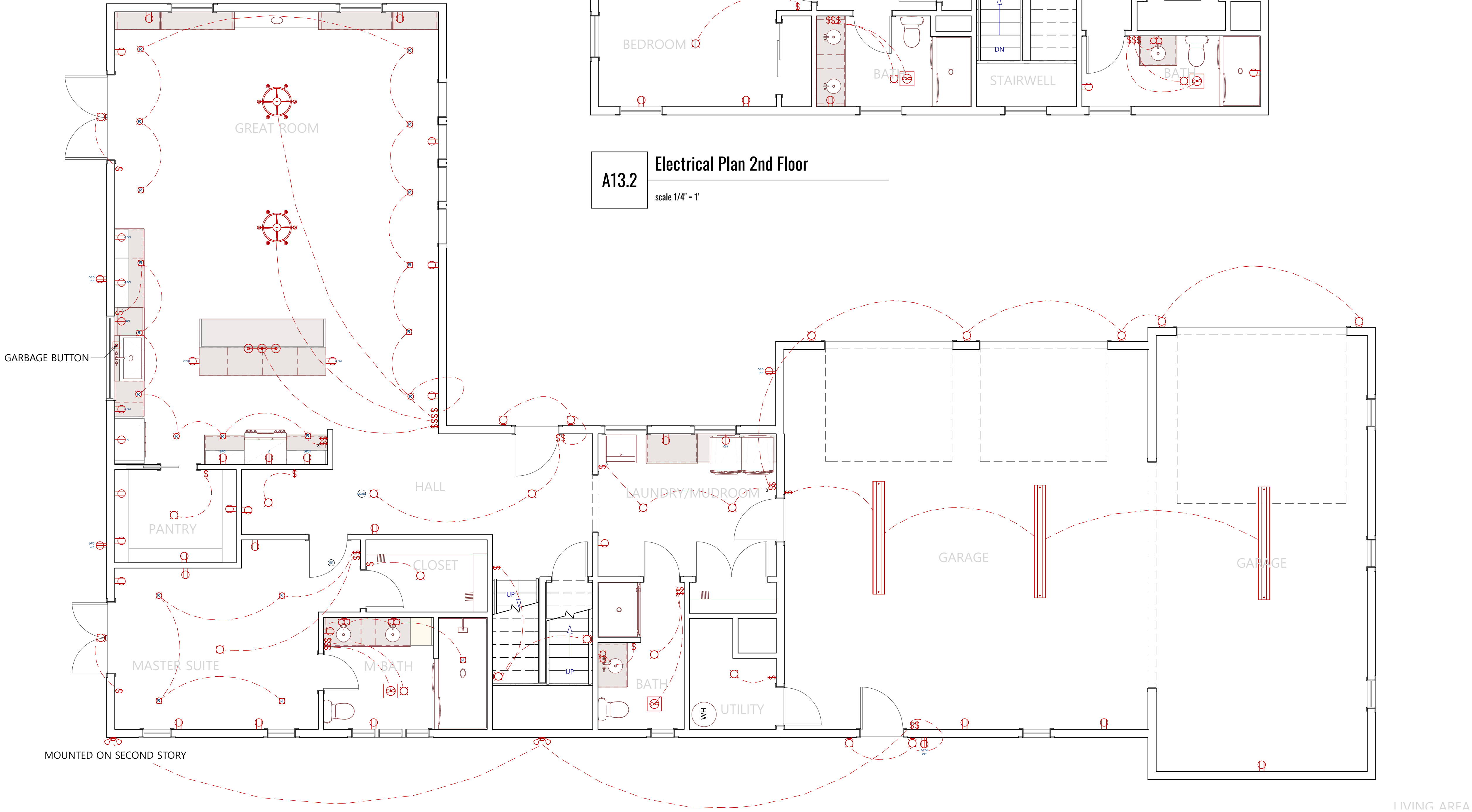
Date: 2/20/2024
Project No: 021-038

Electrical Plans

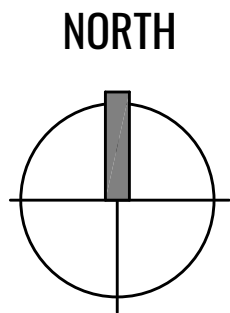
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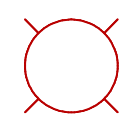
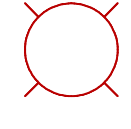
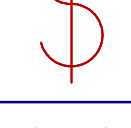
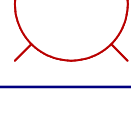
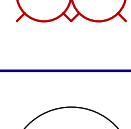
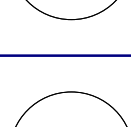
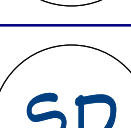
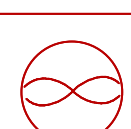
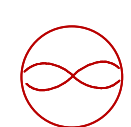
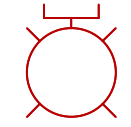
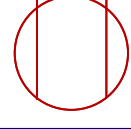


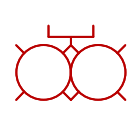
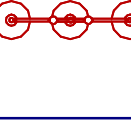
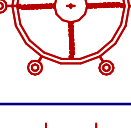
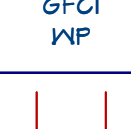
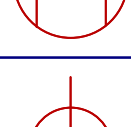
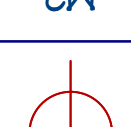
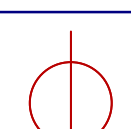
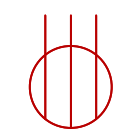
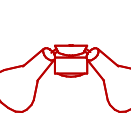
A13.2 Electrical Plan 2nd Floor
scale 1/4" = 1'



A13.1 Electrical Plan Main Floor
scale 1/4" = 1'



ELECTRICAL SCHEDULE						
NUMBER	2D SYMBOL	QTY	FLOOR	HEIGHT	ATTACHED TO	DESCRIPTION
E01		11	1	3 5/8"	CEILING	FLUSH MOUNTED
E02		7	2	3 5/8"	CEILING	FLUSH MOUNTED
E03		4	1	5"	WALL	THREE WAY
E04		5	1	5"	WALL	GFCI RECEPTACLE
E05		26	1	5"	WALL	SINGLE POLE
E06		2	1	15 1/8"	WALL	K-72581 ARTIFACTS SINGLE WALL SCONCE
E07		3	1	7 1/2"	WALL	SCONCE 2
E08		1	1	1 1/8"	CEILING	CO/SMOKE DETECTOR
E09		1	2	1 1/8"	CEILING	CO/SMOKE DETECTOR
E10		3	2	1 1/8"	CEILING	SMOKE DETECTOR 1
E11		1	1	1 1/8"	CEILING	SMOKE DETECTOR 1
E12		20	1	3/16"	CEILING	RECESSED DOWN LIGHT 4
E13		2	1	3/4"	CEILING	EXHAUST
E14		2	2	3/4"	CEILING	EXHAUST
E15		11	1	15"	WALL	ALIGHIERI WALL SCONCE
E16		1	1	68 5/16"	CEILING	RING CHANDELIER
E17		24	1	5"	WALL	DUPLEX

ELECTRICAL SCHEDULE						
NUMBER	2D SYMBOL	QTY	FLOOR	HEIGHT	ATTACHED TO	DESCRIPTION
E18		10	2	5"	WALL	SINGLE POLE
E19		1	2	7 1/2"	WALL	SCONCE 2
E20		3	1	16"	CEILING	SHOP LIGHT (LONG) [96 1/4W]
E21		1	1	79"	CEILING	TRIPLE CLASSIC
E22		1	1	71"	CEILING	RING CHANDELIER
E23		2	1	5"	CABINET	GFCI RECEPTACLE
E24		4	1	7 7/16"	WALL	220V GFCI WEATHERPROOF RECEPTACLE
E25		17	2	5"	WALL	DUPLEX
E26		1	1	5"	WALL	CLOTHES WASHER RECEPTACLE
E27		1	1	5"	WALL	DISHWASHER RECEPTACLE
E28		1	1	7/16"	FLOOR	AIR SWITCH - COUNTERTOP
E29		1	1	5"	WALL	REFRIGERATOR RECEPTACLE
E30		1	1	5"	WALL	OVEN RECEPTACLE
E31		2	1	7 1/16"	WALL	SPOTLIGHT 2 MOTION SENSOR

NORTH
HOUSE

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Checked by:
Luke Ryan

Revisions	Date

Builder:
Builder
000 N Main St
Moscow, ID 83843

Owner: Dennis and Maggie
Scott
Palouse, WA

Project:

SCOTT HOUSE

2375 HIGHWAY 95 NORTH MOSCOW, ID 83843

Date: 2/20/2024
Project No: 021-038

Electrical
Schedule

A-14

NORTH HOUSE

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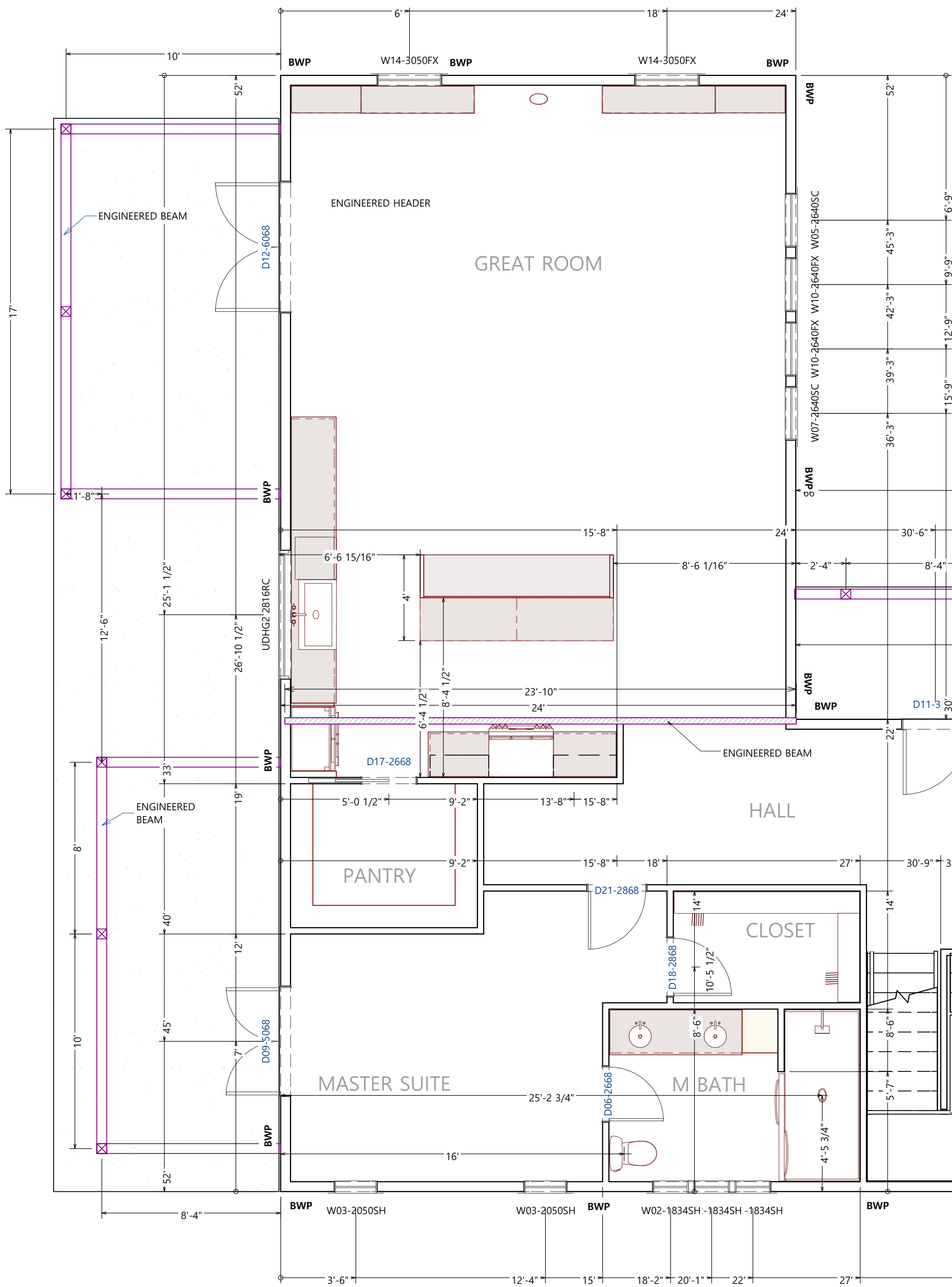
Owner: Dennis and Maggie
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2375 HIGHWAY 95 NORTH MOSCOW, ID 83843

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Builders Plans

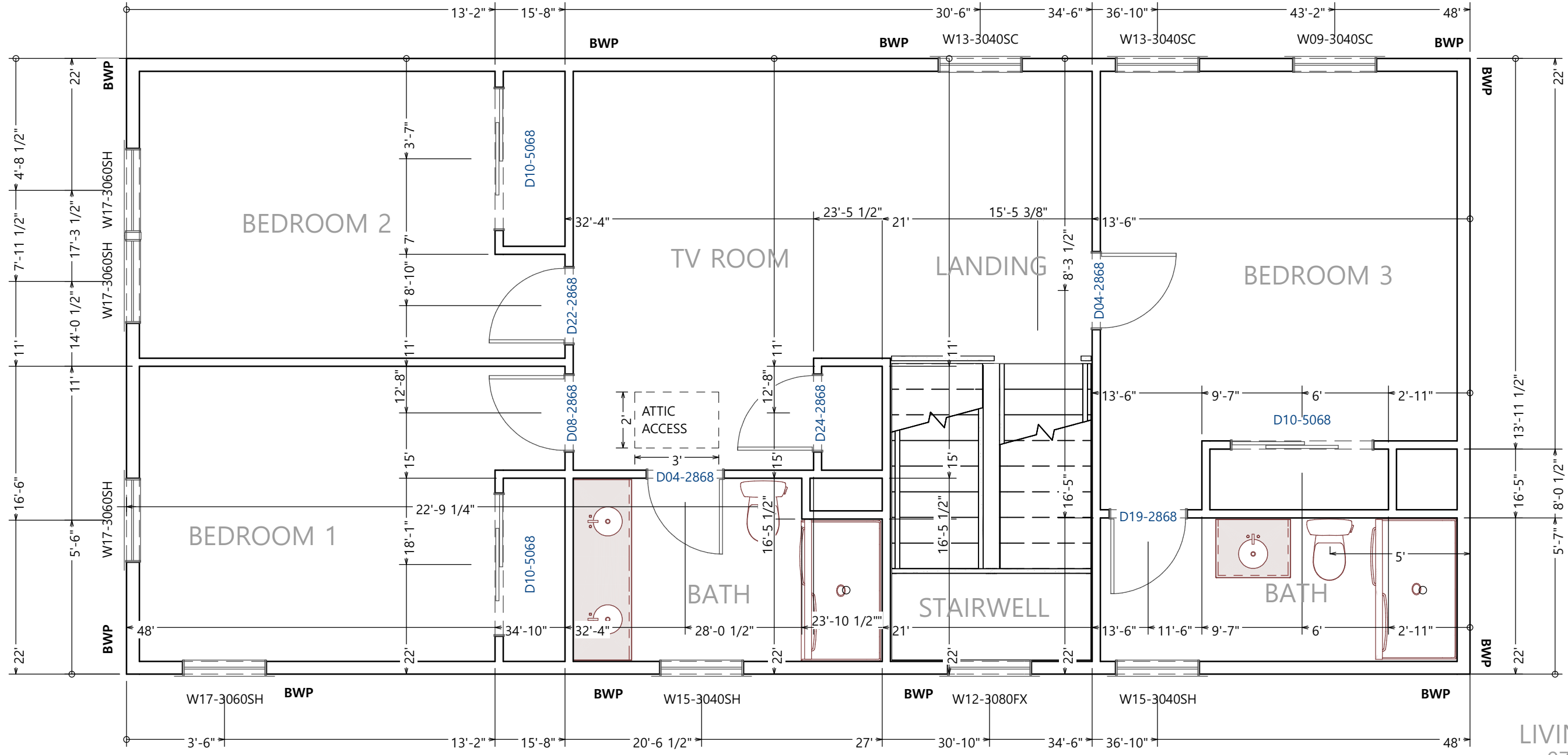
A-15



A15.1

Builders Dimensions 1st Floor

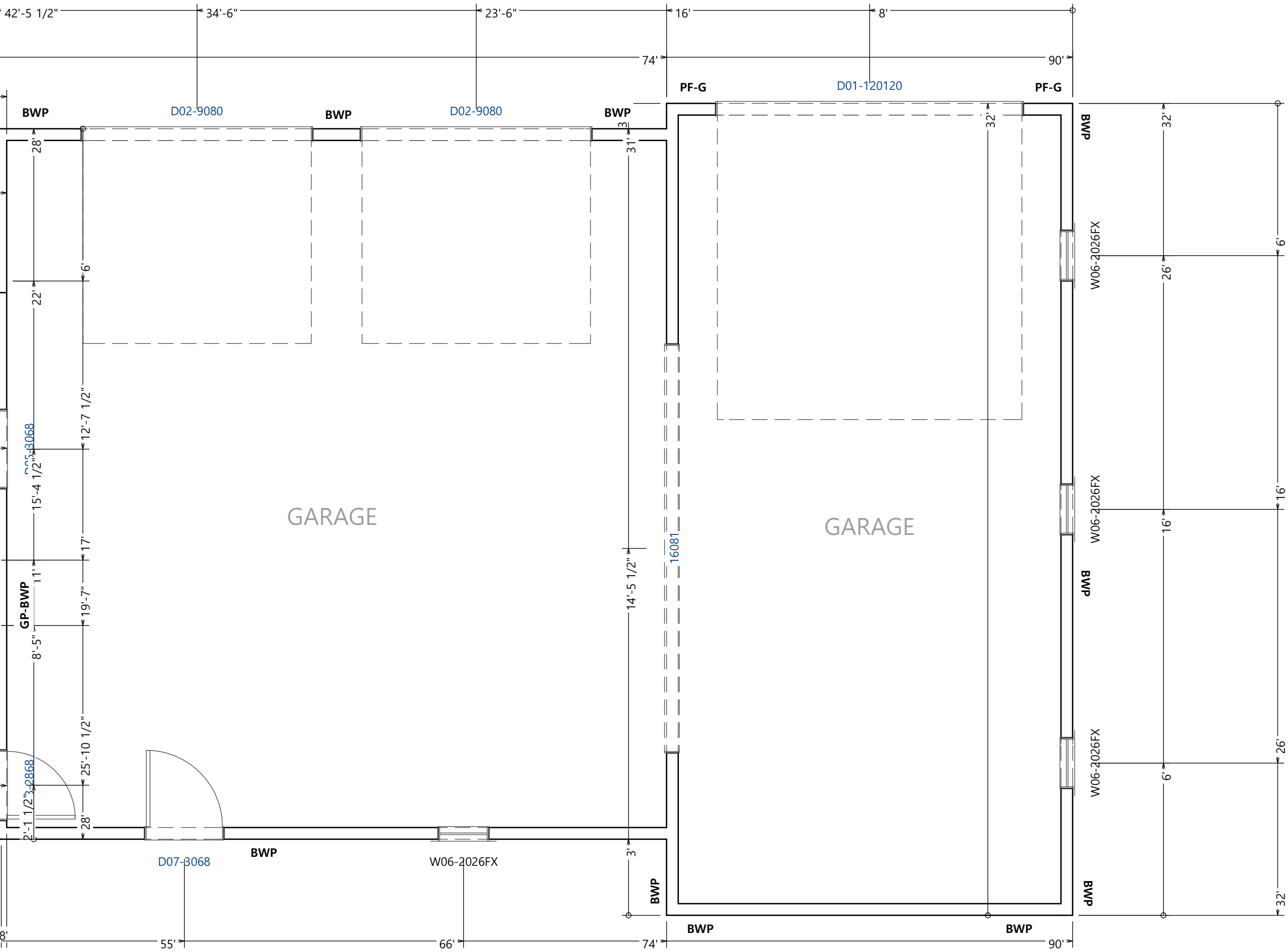
scale 1/4" = 1' *all dimensions to studs



A15.2

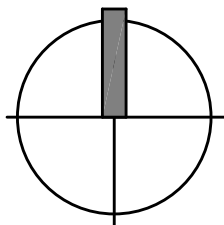
Builder's Dimensions 2nd Floor

scale 1/4" = 1' *all dimensions to studs



LIVING AREA
1776 SQ FT

NORTH



NORTH HOUSE

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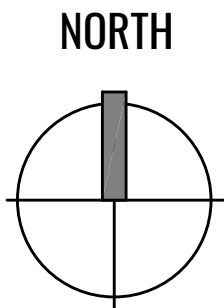
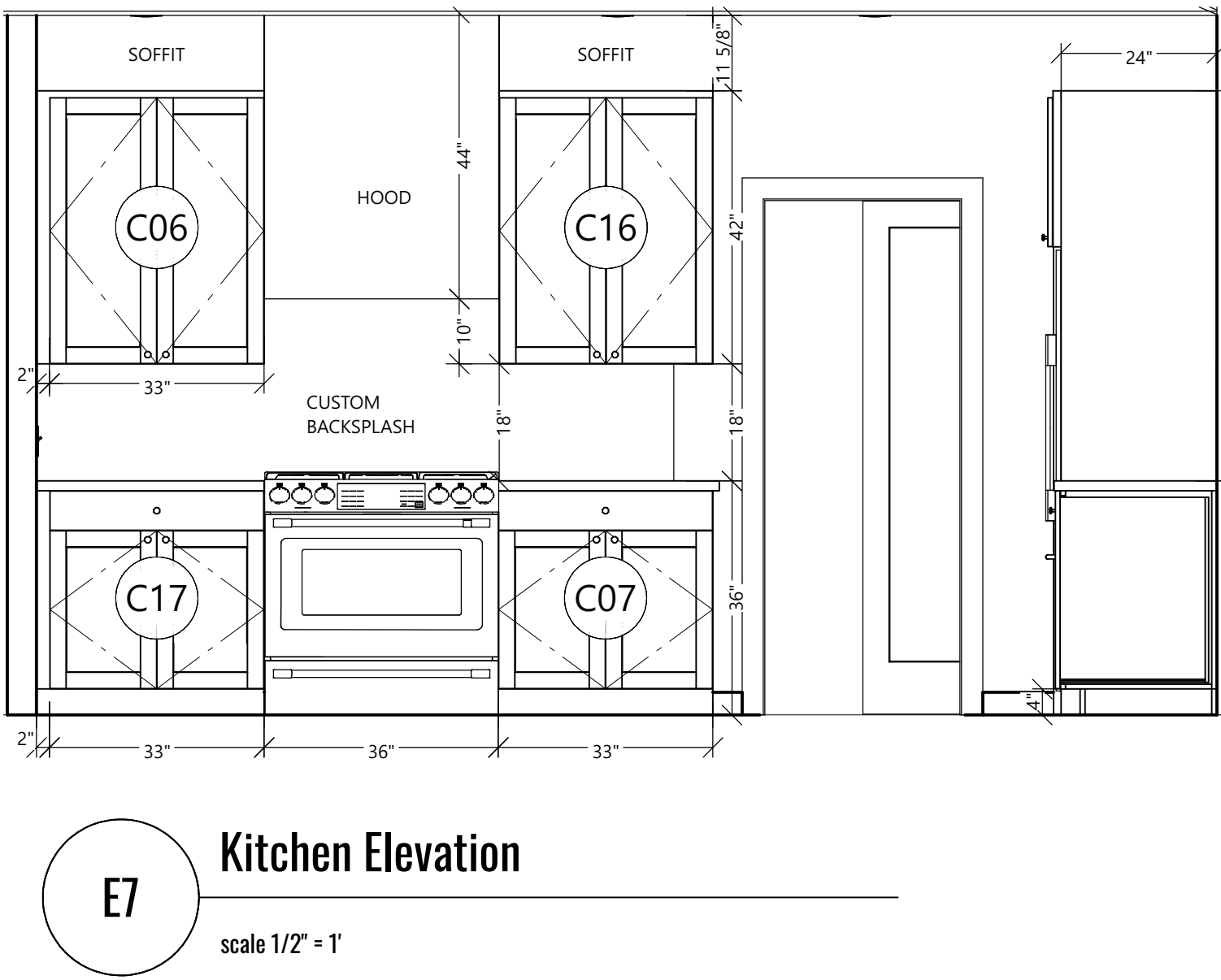
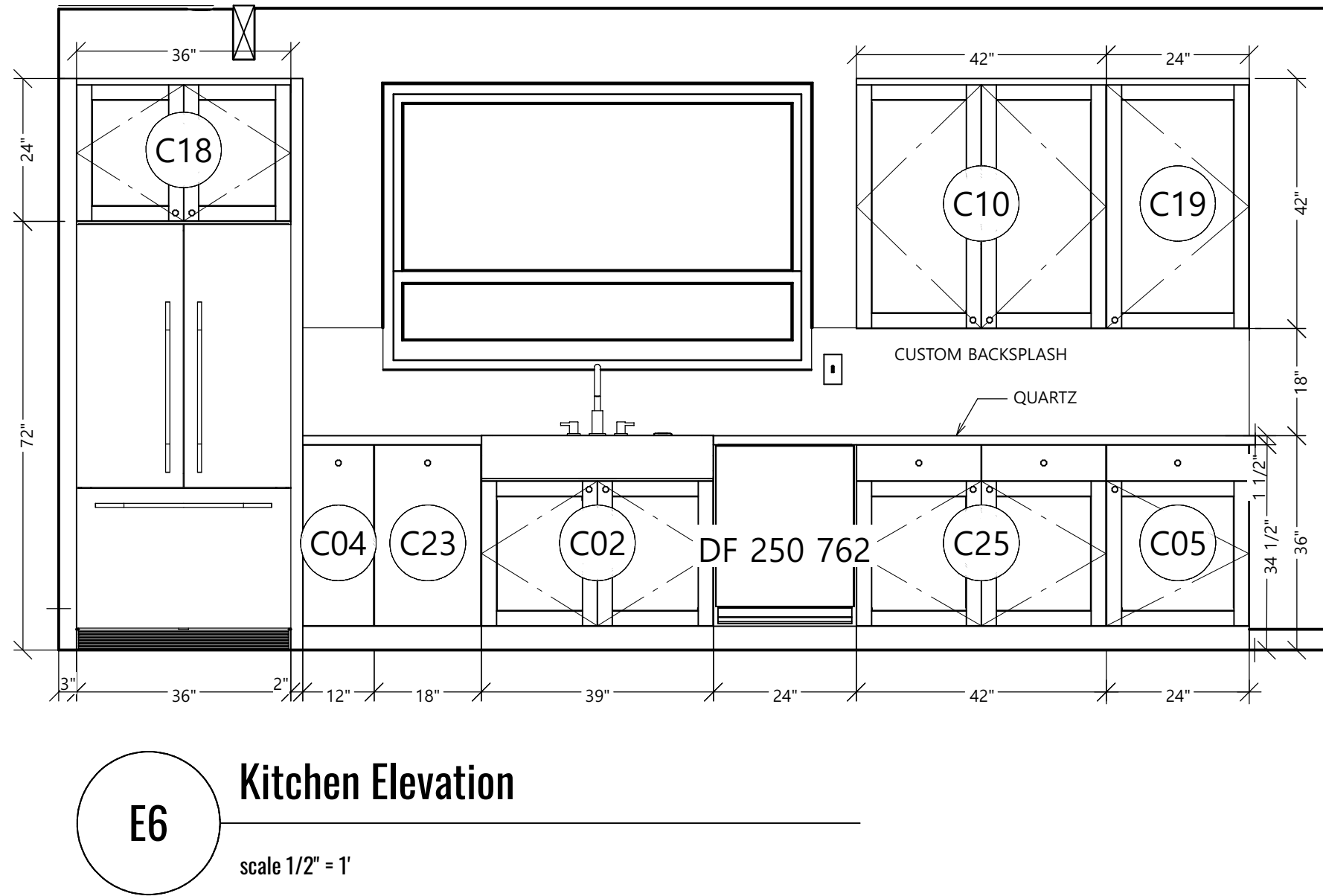
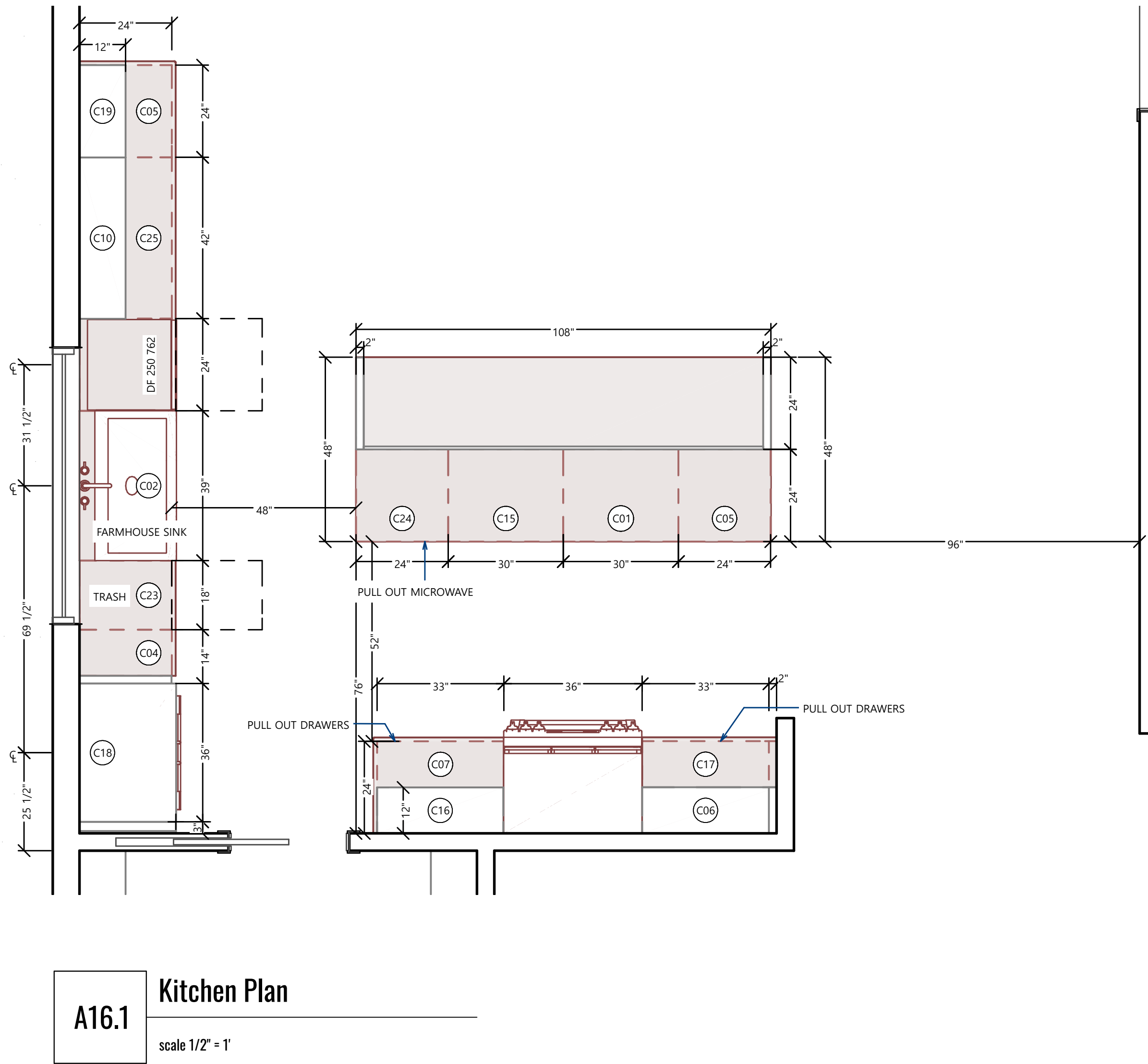
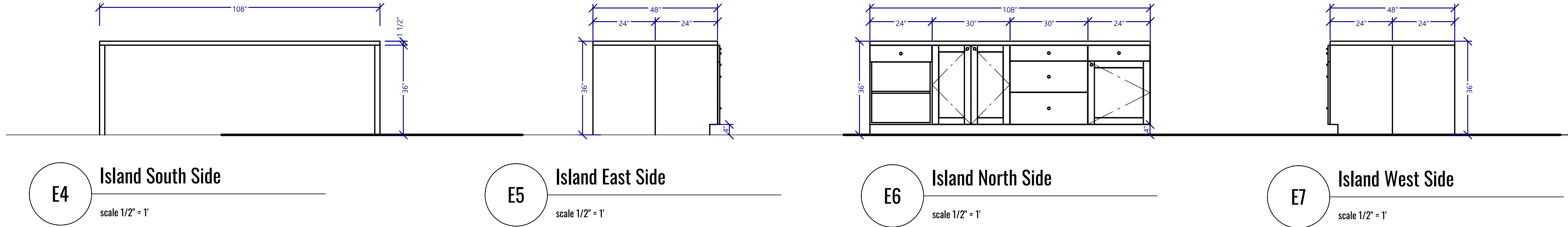
Owner: Dennis and Maggie
Scott
Palouse, WA

Project:
SCOTT HOUSE
2375 HIGHWAY 95 NORTH MOSCOW, ID 83843

Date: 2/20/2024
Project No: 021-038

Kitchen Plans

A-16



NORTH
HOUSE

NORTH HOUSE DRAFTING
& DESIGN COMPANY
116 S Jackson Street
Moscow ID 83843
PO BOX 8052
208-596-2470

Drawn by:
Laurabeth Kowalick

Checked by:
Luke Ryan

Revisions	Date

Builder:
Builder
000 N Main St
Moscow, ID 83843

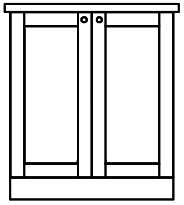
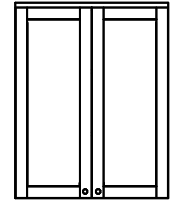
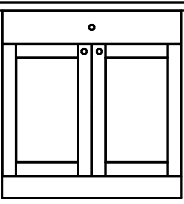
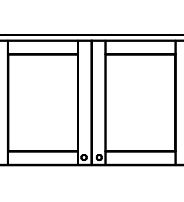
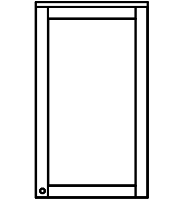
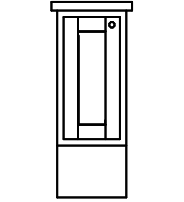
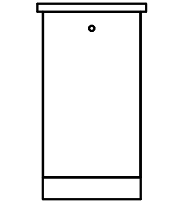
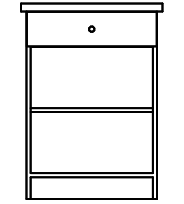
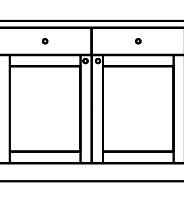
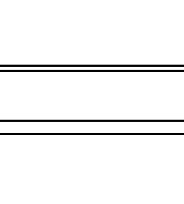
Owner: Dennis and Maggie
Scott
Palouse, WA

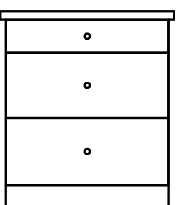
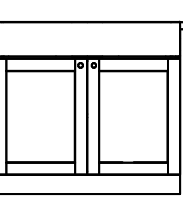
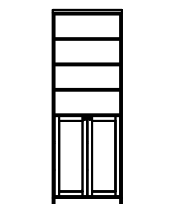
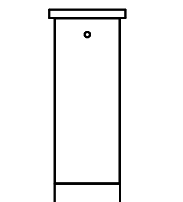
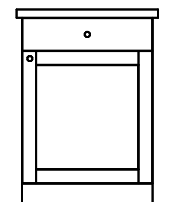
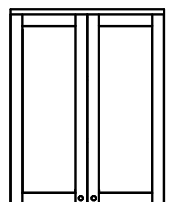
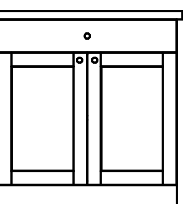
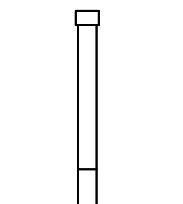
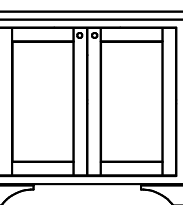
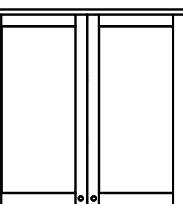
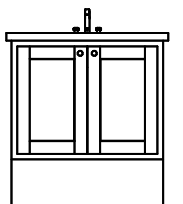
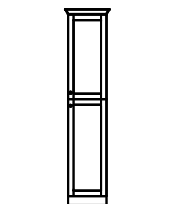
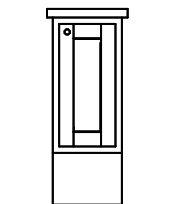
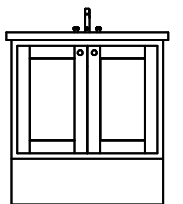
Project:
SCOTT HOUSE
2375 HIGHWAY 95 NORTH MOSCOW, ID 83843

Date: 2/20/2024
Project No: 021-038

Cabinet
Schedule

A-17

CABINET SCHEDULE									
3D ELEVATION	NUMBER	LABEL	QTY	FLOOR	WIDTH	DEPTH	HEIGHT	DESCRIPTION	COMMENTS
	C15	B30	1	1	30"	24"	36"	BASE CABINET	
	C16	W3342	1	1	32 7/8"	12"	42"	WALL CABINET	
	C17	B33	1	1	33"	24"	36"	BASE CABINET	PULL OUT SHELVES (TRAY STYLE)
	C18	W362425	1	1	36"	25 3/16"	24"	WALL CABINET	
	C19	W2442R	1	1	24"	12"	42"	WALL CABINET	
	C20	FHB1234L	1	1	12"	24"	34"	BASE CABINET	
	C23	1DB18	1	1	18"	24"	36"	BASE CABINET	
	C24	1DB24	1	1	24"	24"	36"	BASE CABINET	
	C25	B42	2	1	42"	24"	36"	BASE CABINET	
	C26	B601521	2	1	60"	15"	21"	BASE CABINET	

CABINET SCHEDULE									
3D ELEVATION	NUMBER	LABEL	QTY	FLOOR	WIDTH	DEPTH	HEIGHT	DESCRIPTION	COMMENTS
	C01	3DB30	1	1	30"	24"	36"	BASE CABINET	
	C02	SB39	1	1	39"	24"	36"	BASE CABINET	
	C03	B3615102	2	1	36"	15"	102"	BASE CABINET	
	C04	1DB12	1	1	12"	24"	36"	BASE CABINET	
	C05	B24R	2	1	24"	24"	36"	BASE CABINET	
	C06	W3342	1	1	33"	12"	42"	WALL CABINET	
	C07	B33	1	1	33"	24"	36"	BASE CABINET	
	C08	BF21521	2	1	2"	15"	21"	BASE CABINET FILLER	
	C09	SB36	1	1	36"	24"	36"	BASE CABINET	
	C10	W4242	1	1	42"	12"	42"	WALL CABINET	
	C11	SB3034	3	2	30"	24"	34"	BASE CABINET	
	C12	U182490R	1	1	18"	24"	90"	UTILITY CABINET	
	C13	FHB1234R	1	2	12"	24"	34"	BASE CABINET	
	C14	SB3034	2	1	30"	24"	34"	BASE CABINET	

NORTH HOUSE

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208-596-2470

Drawn by:
Laurabeth Kowalick

Checked by:
Luke Ryan

Revisions	Date

Builder:
Builder
000 N Main St
Moscow, ID 83843

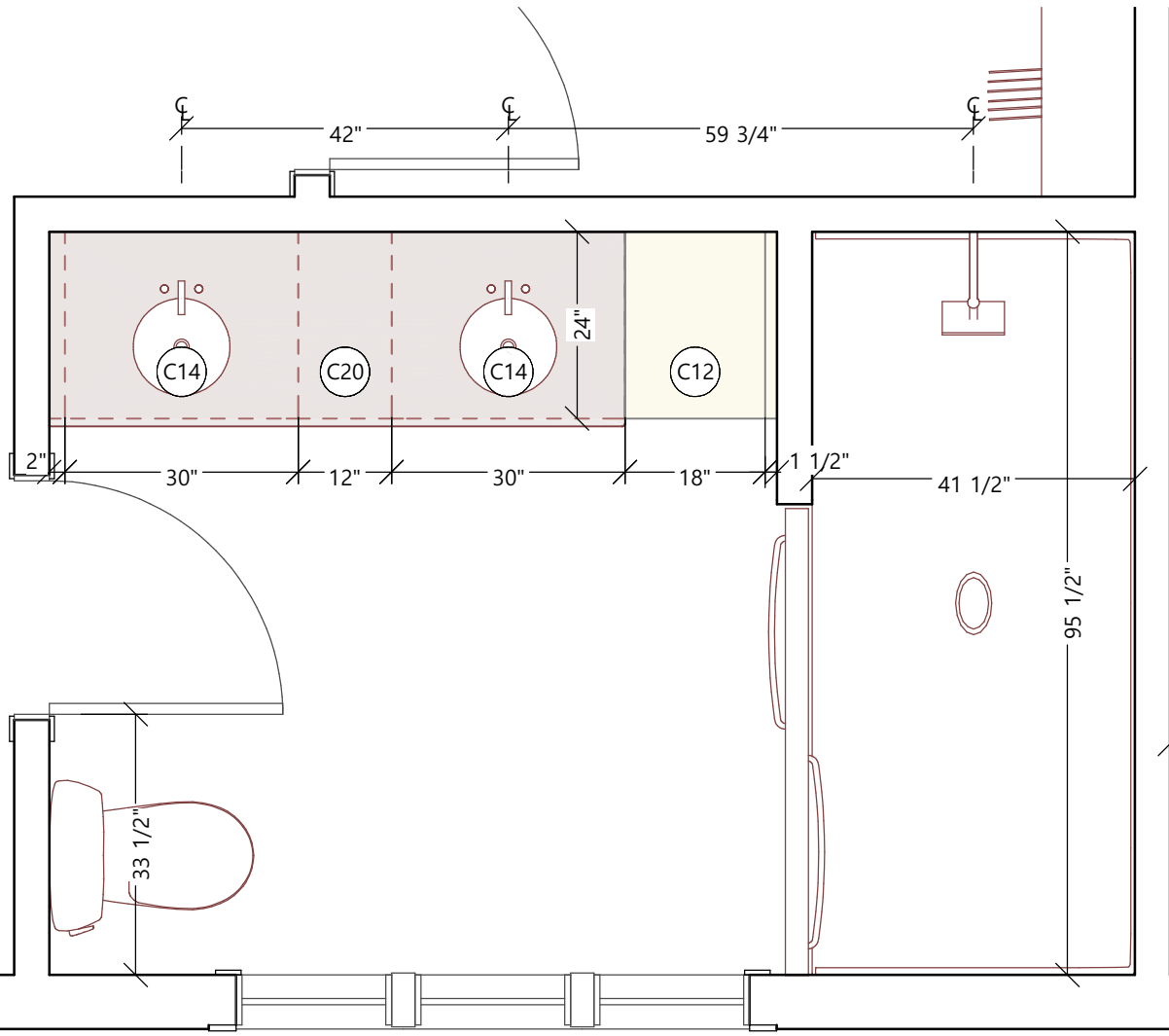
Owner: Dennis and Maggie
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Project:
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2375 HIGHWAY 95 NORTH MOSCOW, ID 83843

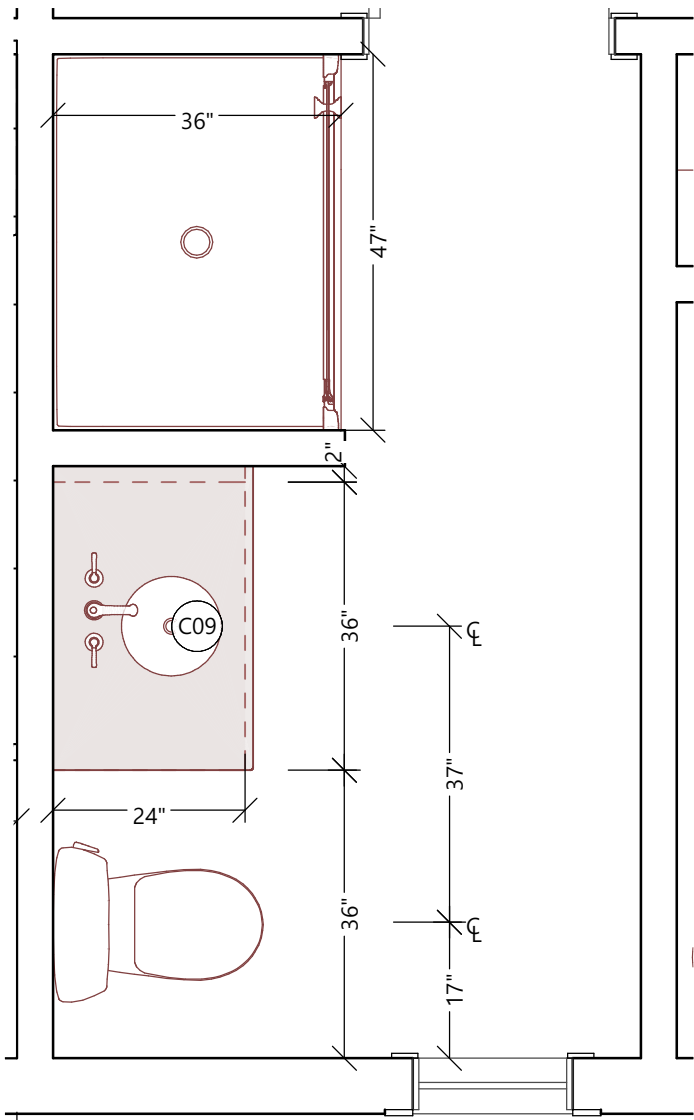
Date: 2/20/2024
Project No: 021-038

Bath/Stair/
Fireplace Plans

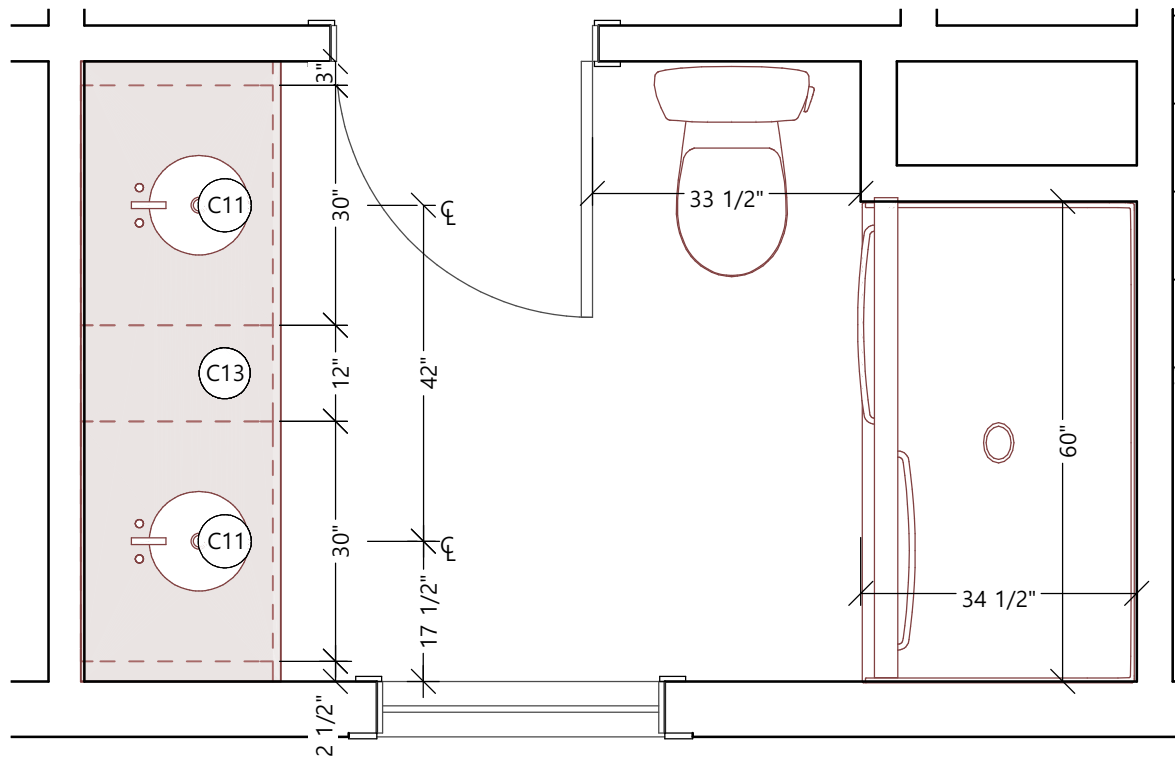
A-18



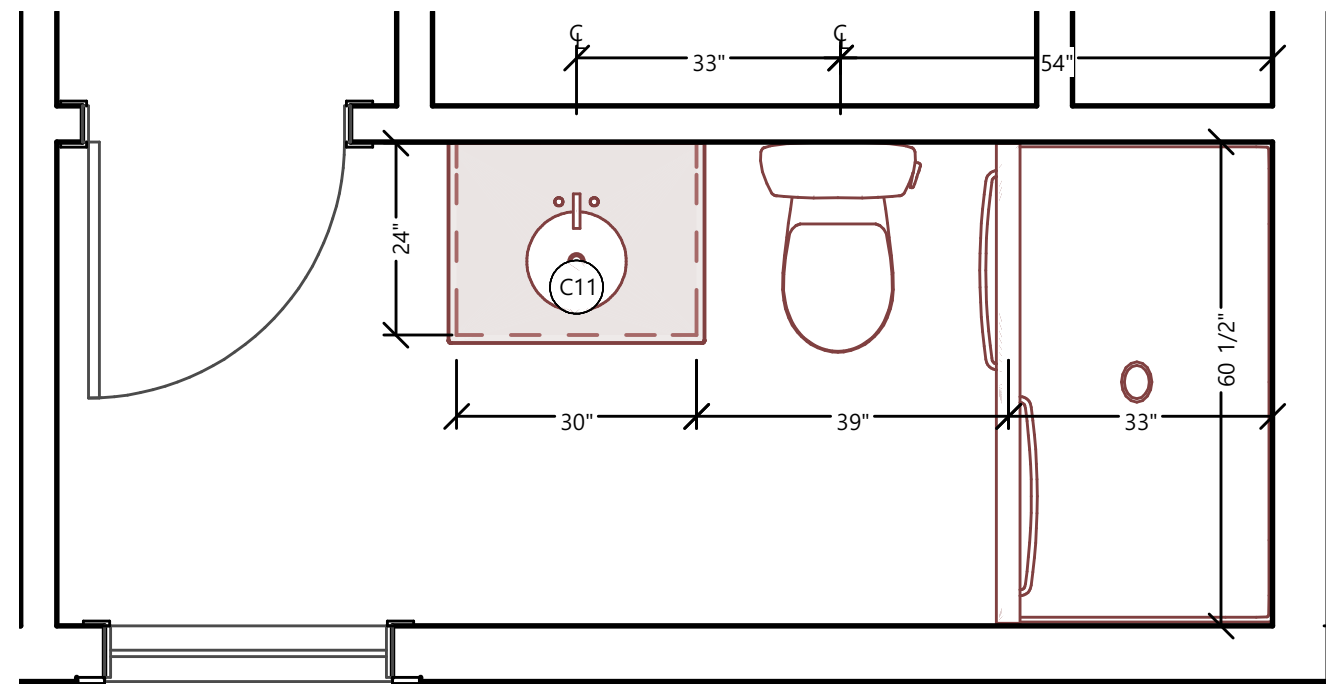
A18.1 Master Bath
scale 1/2" = 1'



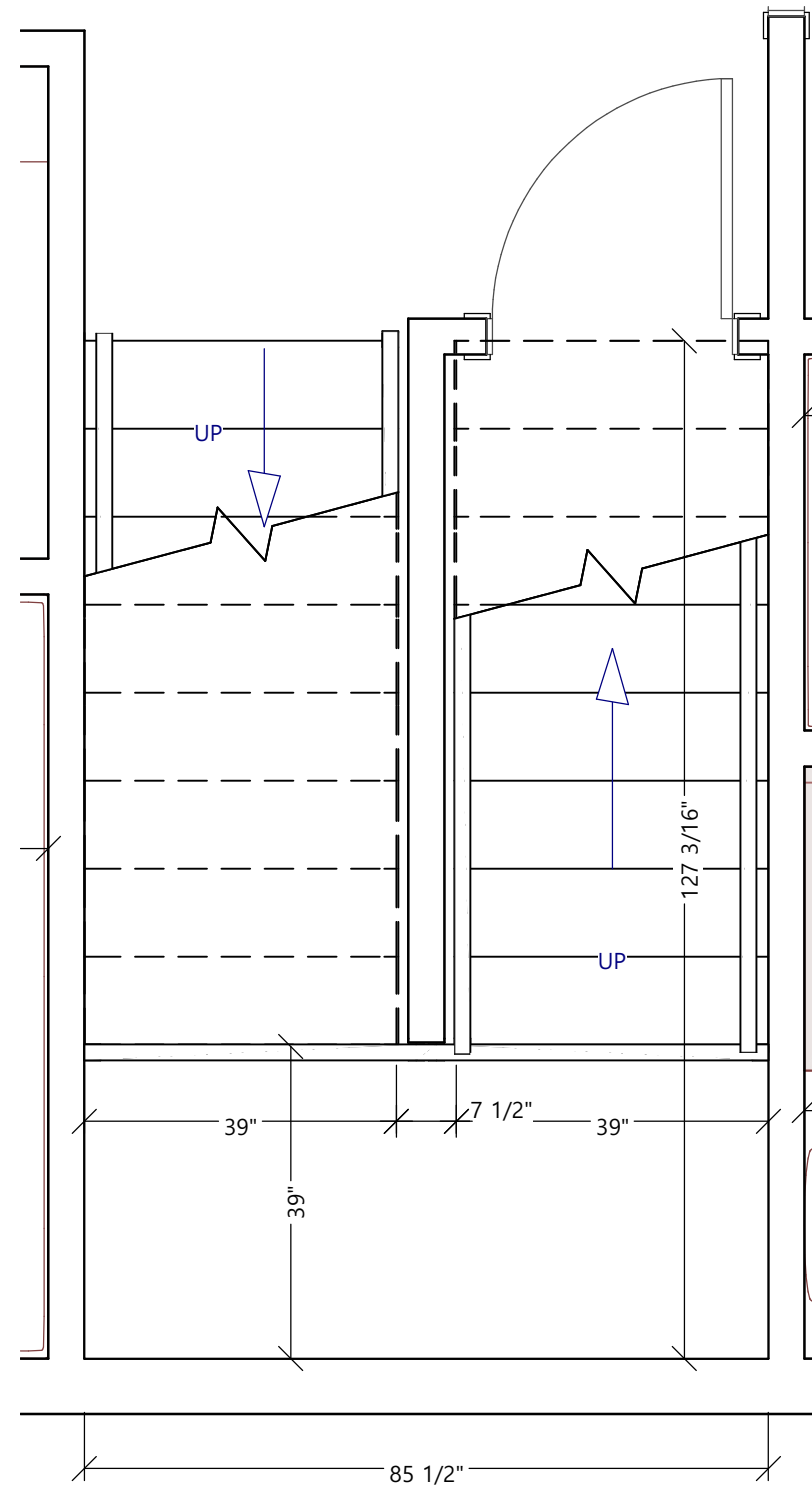
A18.3 Downstairs Bath
scale 1/2" = 1'



A18.2 Upstairs Bath
scale 1/2" = 1'

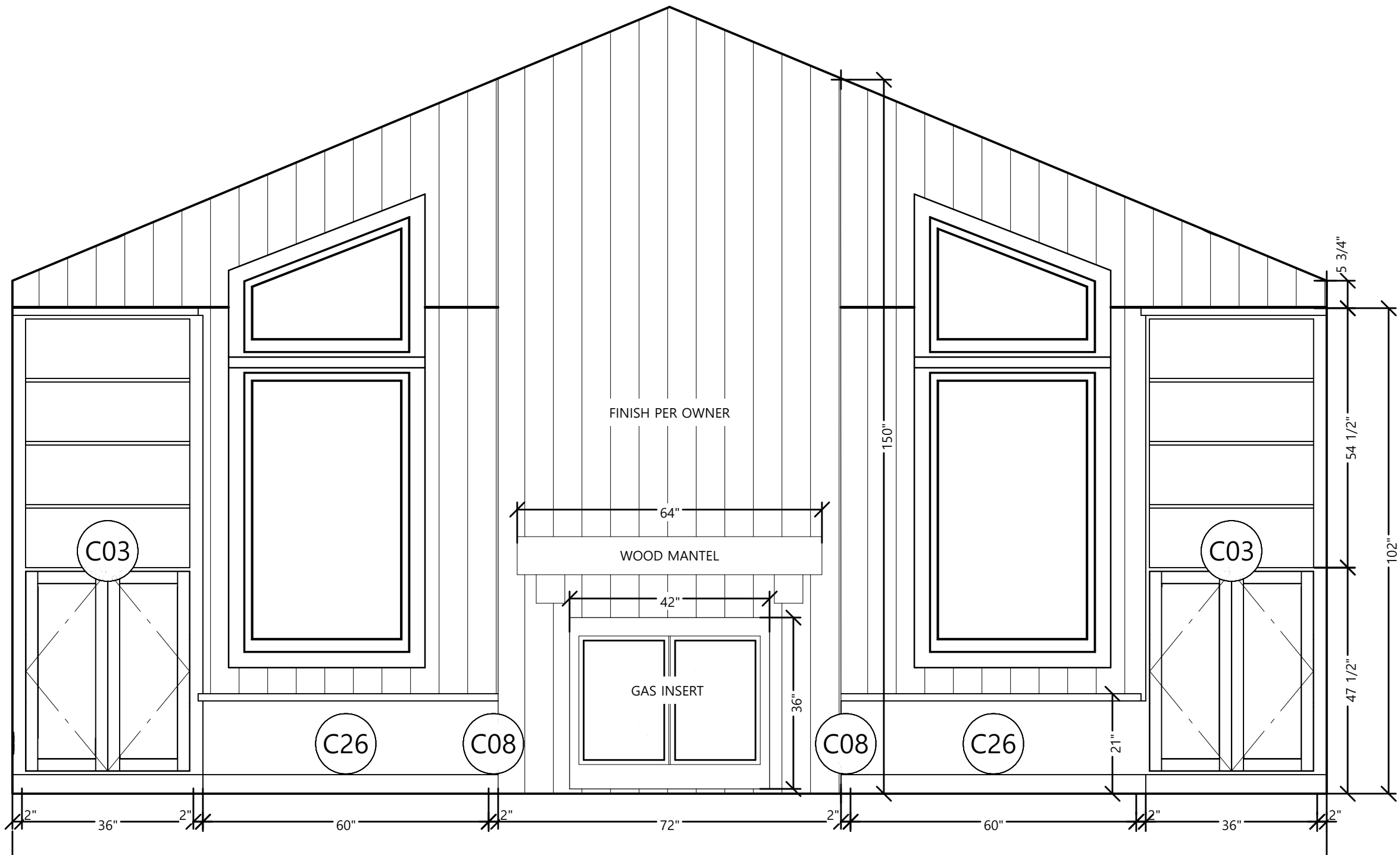


A18.5 Upstairs Bath
scale 1/2" = 1'

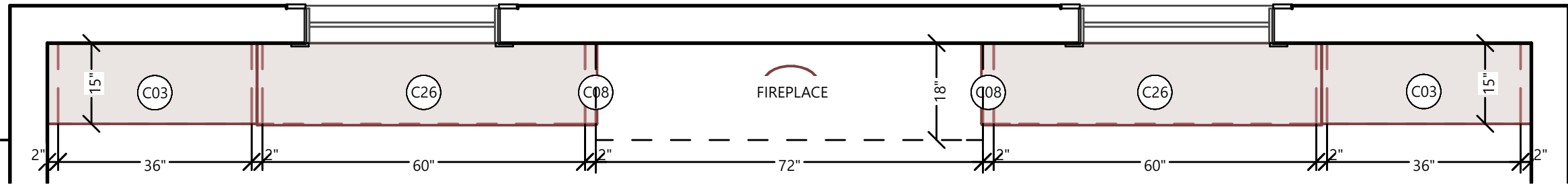


TREAD: 11" RISE: 6 3/4"

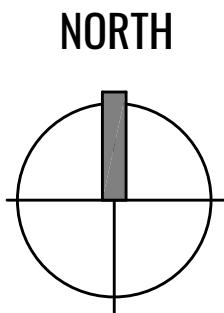
A18.4 Stair Detail
scale 1/2" = 1'

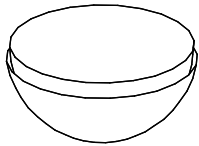
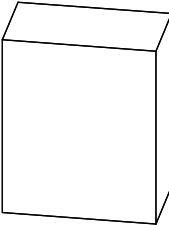
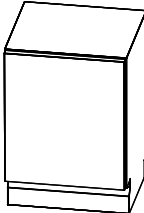
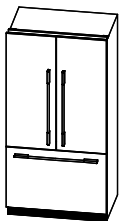
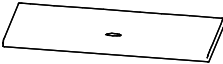
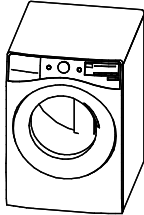
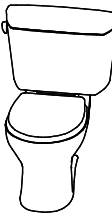
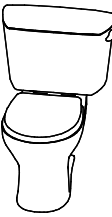


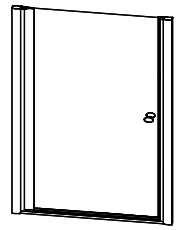
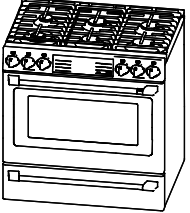
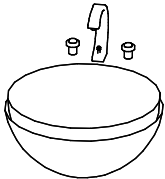
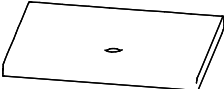
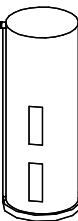
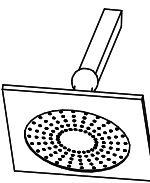
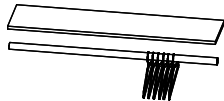
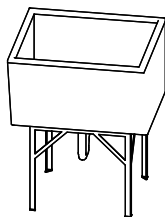
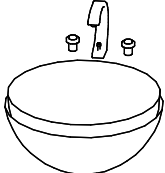
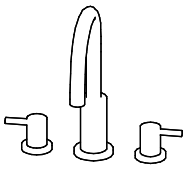
E6 Fireplace Elevation
scale 1/2" = 1'



A18.1 Fireplace Plan
scale 1/2" = 1'



FIXTURE SCHEDULE								
3D PERSPECTIVE	NUMBER	LABEL	QTY	FLOOR	WIDTH	DEPTH	HEIGHT	DESCRIPTION
	A01	K-3935-4	1	1	39"	21 1/4"	8 1/4"	K-3935-4 VAULT TOP-MOUNT APRON FRONT KITCHEN SINK
	A02	BOWL (UNDERMOUNT) SINK	1	1	12 7/16"	12 7/16"	6 9/16"	BOWL (UNDERMOUNT) SINK
	A03	1592 STYLE MM HOOD	1	1	36"	20 13/16"	44"	1592 STYLE MM HOOD
	A04	DF 250 762	1	1	23 9/16"	23 3/16"	34 1/16"	DISHWASHER 200 SERIES DF 250 762
	A05	RS36A72J1 N	1	1	36"	26 1/8"	71 9/16"	RS36A72J1 N FRENCH DOOR REFRIGERATOR FREEZER 36" FRIDGE FREEZER
	A06	K-1935	1	1	95 1/2"	41 1/2"	2 7/8"	K-1935 BALLAST SHOWER BASE
	A07	STOVE PIPE	1	1	10"	6"	250"	STOVE PIPE
	A08	FRONT LOADING STACKABLE CLOTHES WASHER	2	1	27"	33 1/16"	39"	FRONT LOADING STACKABLE CLOTHES WASHER
	A09	STANDARD TOILET	2	1	20"	26 5/16"	28 9/16"	STANDARD TOILET
	A10	CLOSET SHELF W/ ROD	1	1	103 1/2"	18 7/8"	13"	CLOSET SHELF W/ ROD
	A11	K-1935	2	2	60"	34"	2 7/8"	K-1935 BALLAST SHOWER BASE
	A12	STANDARD TOILET	2	2	20"	26 5/16"	28 9/16"	STANDARD TOILET

FIXTURE SCHEDULE								
3D PERSPECTIVE	NUMBER	LABEL	QTY	FLOOR	WIDTH	DEPTH	HEIGHT	DESCRIPTION
	A13	K-702416-L	1	1	47"	3 5/16"	65 5/8"	K-702416-L FLUENCE PIVOT SHOWER DOOR
	A14	C2S900P2MS1	1	1	36"	29 1/2"	37 3/8"	C2S900P2MS1 - 30" DUAL-FUEL RANGE WITH WARMING DRAWER
	A15	BOWL (UNDERMOUNT) SINK [12 7/16W]	3	2	12 7/16"	14 11/16"	11 7/16"	BOWL (UNDERMOUNT) SINK [12 7/16W]
	A16	K-1935	1	1	47"	36"	2 7/8"	K-1935 BALLAST SHOWER BASE
	A17	MEDIUM ELECTRIC WATER HEATER	1	1	24 1/2"	23"	58 1/16"	MEDIUM ELECTRIC WATER HEATER
	A18	SHOWER HEAD	1	1	8"	13 1/4"	7 1/16"	SHOWER HEAD
	A20	CLOSET SHELF W/ ROD	1	1	49 9/16"	18 7/8"	13"	CLOSET SHELF W/ ROD
	A21	DEEP BASIN UTILITY SINK SINGLE	1	1	26 5/8"	24"	34"	DEEP BASIN UTILITY SINK SINGLE
	A22	K-10577-4P	1	1	14 5/16"	6 5/8"	4 7/8"	K-10577-4P BANCROFT WIDESPREAD BATHROOM SINK FAUCET
	A23	CLOSET SHELF W/ ROD	1	1	74 1/2"	18 7/8"	13"	CLOSET SHELF W/ ROD
	A24	BOWL (UNDERMOUNT) SINK [12 7/16W]	2	1	12 7/16"	14 11/16"	11 7/16"	BOWL (UNDERMOUNT) SINK [12 7/16W]
	A25	FAUCET (ARC)	1	1	12 5/16"	8 5/16"	12"	FAUCET (ARC)

NORTH HOUSE

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PO BOX 8052
208-596-2470

Drawn by:
Laurabeth Kowalick

Checked by:
Luke Ryan

Revisions	Date

Builder:
Builder
000 N Main St
Moscow, ID 83843

Owner: Dennis and Maggie Scott
Palouse, WA

Project:
SCOTT HOUSE
2375 HIGHWAY 95 NORTH MOSCOW, ID 83843

Date: 2/20/2024
Project No: 021-038

Fixture
Schedule

A-19

NORTH HOUSE

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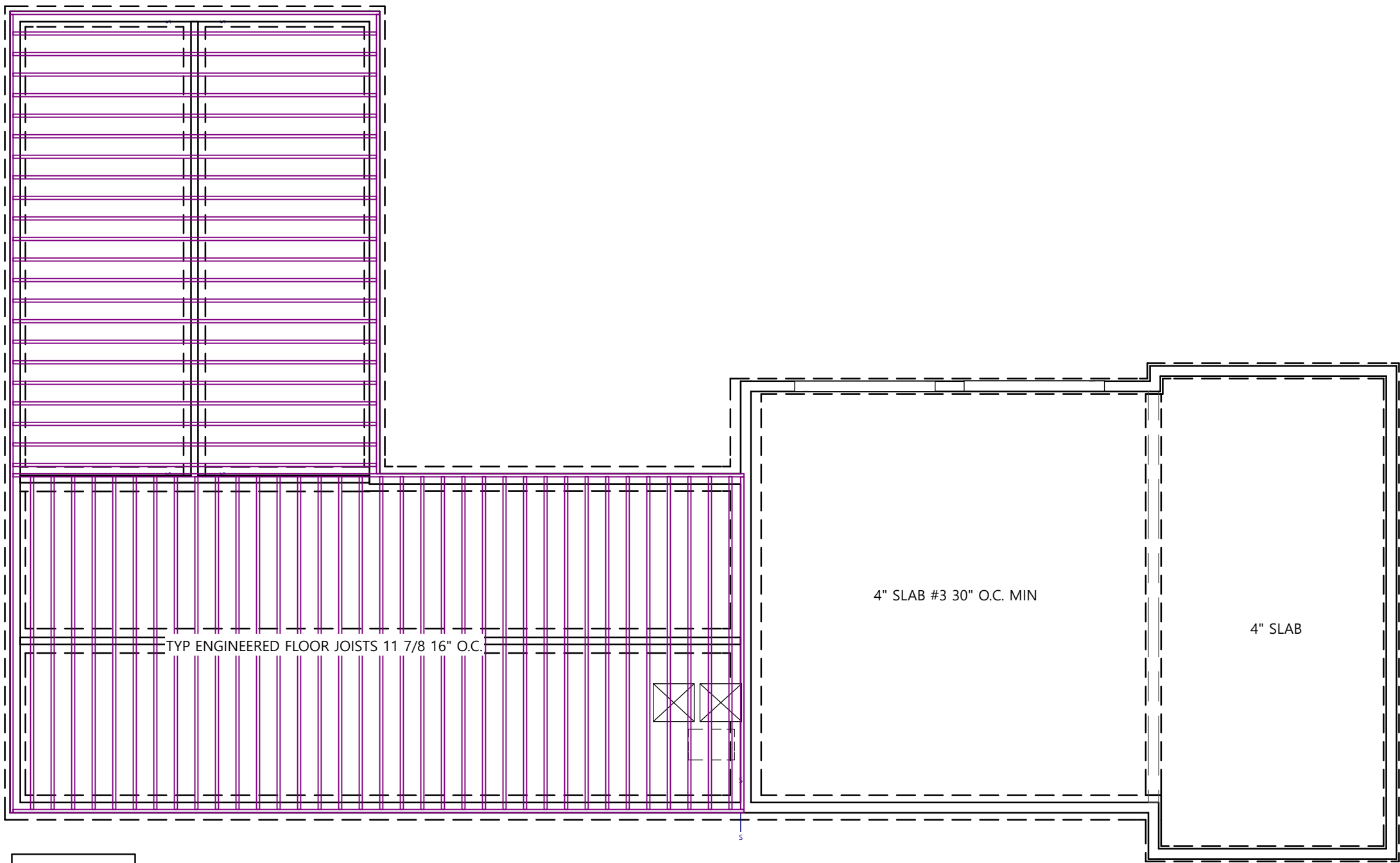
Owner: Dennis and Maggie Scott
Palouse, WA

Project: **SCOTT HOUSE**
2375 HIGHWAY 95 NORTH MOSCOW, ID 83843

Date: 2/20/2024
Project No: 021-038

Roof/Framing/
Plans

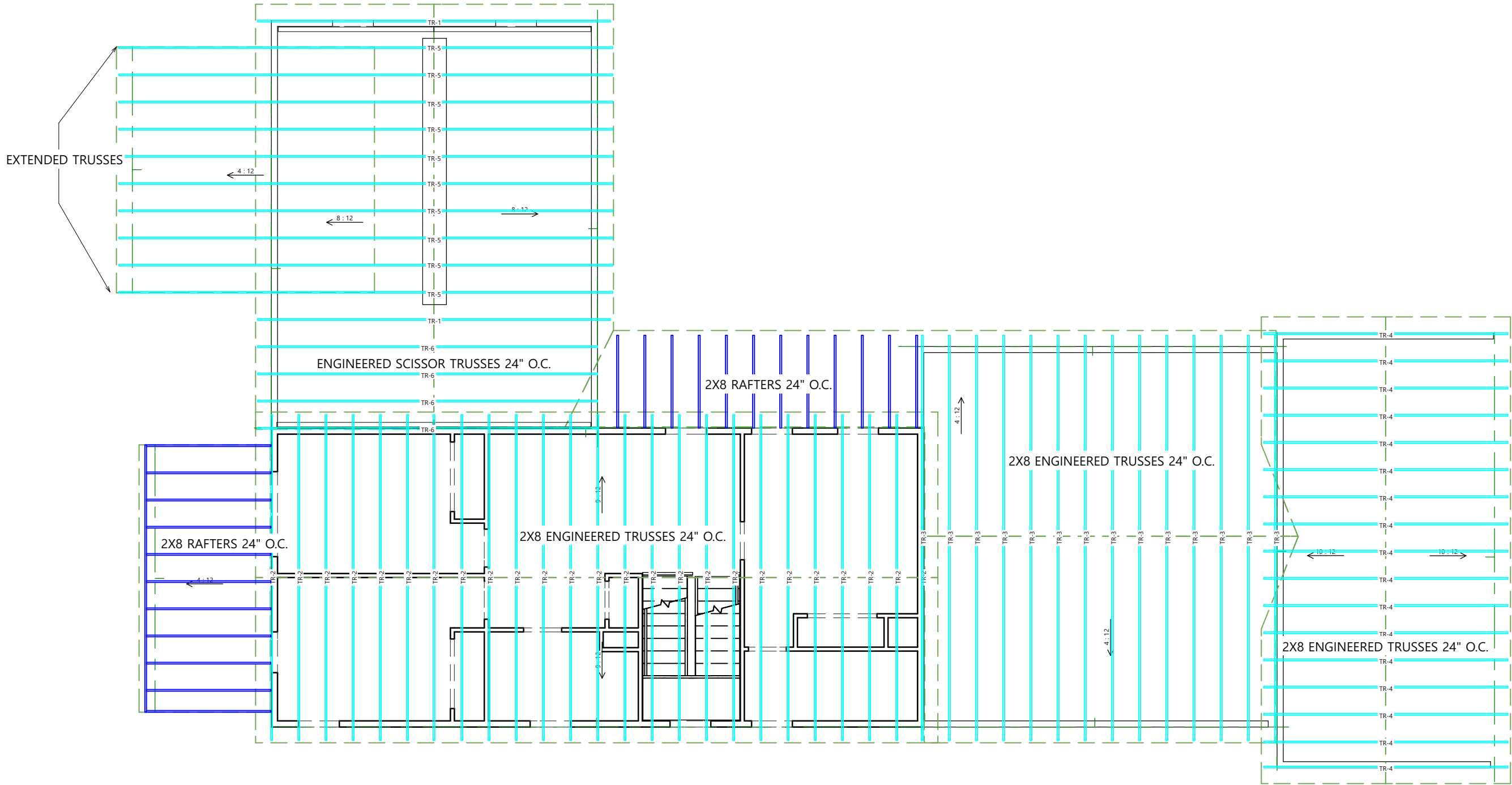
A-20



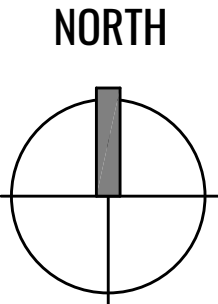
A20.2 Framing 1st Floor
scale 1/8" = 1'



A20.3 Framing 2nd Floor
scale 1/8" = 1'



A20.1 Roof Plan
scale 1/8" = 1'





Application for Variance in the Moscow Area of City Impact

Instructions

Please complete the application and required attachments. Incomplete applications or applications without all required attachments will not be accepted. A public hearing will be scheduled only after Staff has determined the application is technically complete. Please type or print plainly with dark ink.

Please submit to: **Latah County Department of Planning & Building**
Latah County Courthouse 522 S Adams, Room 205, (208) 883-7220

1. Applicant Information

a. Applicant Name Maggie Scott	b. Home Phone 5093191727	c. Work Phone	
d. Mailing Address 2375 HWY 95 North	e. City Moscow	f. State ID	g. Zip code 83843
h. Property Owner (if different than applicant)	i. Home Phone	j. Work Phone	
k. Mailing Address	l. City	m. State	n. Zip code

2. General Site Information

a. Assessor's Parcel Number(s) 04003950610	b. Site Address (if applicable) 2375 HWY 95 N		
c. Road Used to Access Site HWY 95 North	d. Floodplain designation(s) C	e. FEMA Panel # NA	
f. Existing Uses Machine Shop for Lumber Grading Equipment			

3. Service Provider Information (please attach additional information if requested)

a. Source of Potable Water (i.e. city, private well, water district) Private Well	b. Sewage Disposal (i.e. city, sewer district or private septic system) Private Septic System
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4. Adjacent Properties Information

a. Zoning of Adjacent Properties AF & SR	b. Existing Uses of Adjacent Properties Residential & Agriculture
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5. Variance Information

Please indicate the section(s) of the Zoning Code for which the variance is sought and explain the circumstances that require the variance.

Zoning code: Setion 4-4 Bulk & Placement Regulations Table, Minimum Lot Requirements: SR

6. Authorization

The applicant does hereby certify that all of the above statements and information in any attachments transmitted herewith are true, and further acknowledges that approval of this application may be revoked if it is found that any such statements are false.

a. Signature of Applicant <i>Maggie Scott</i>	b. Date 3/01/24
c. Signature of Property Owner (if different than applicant)	d. Date

Office Use Only

Date Received by County	Fee Amount	Receipt No.	By
VAR #	Date Determined Technically Complete	By	
Date Forwarded	Date Received by City	By	
P&Z Hearing Date	Date Returned to County	By	

7. Attachments

All attachments should be reproducible in black and white at 8½" x 11"

☒ **Fee: (\$200.00)** Make checks payable to Latah County.

☒ **Completed Narrative Worksheet:** See instructions on the Rezone Narrative Worksheet.

☒ **Site Plan:** The site plan should include a north arrow, location of roads and rights-of-way, and existing buildings; the location and dimensions of proposed facilities, improvements and operations; as well as any other details necessary for the Planning and Zoning Commission or Board of Adjustment to make a decision.

☐ **Vicinity Map:** The map should show the site location in relation to the City of Moscow, outlying neighborhoods, highways and roads, and natural features.

☐ **Other Attachments:** The Planning and Zoning Commission shall have the authority to require any additional information it feels is necessary to make a fair recommendation on the rezone request.



Variance Narrative Worksheet

Application Information

Applicant's Name

Maggie Scott

Phone Number

5093191727

Purpose: To assist the Planning and Zoning Commission or Board of Adjustment in making an informed decision regarding the applicant pursuant to the requirements of Moscow City Code as adopted by Latah County

Instructions: Please respond to each section of this form. If you need more space, you may attach additional sheets to the worksheet.

Description of Proposal

Describe your proposal in detail. Include all aspects of your proposal.

We would like to construct a single family residence. We will need to tear down one of our existing shops for ideal house placement due to the topography of our land, well placement and Public Health requirements for new drainfield-300'.

Existing Uses of Property

Please describe what uses, structures and features currently occupy the property.

Currently there are two shops. One 5000 sq ft shop is used for our lumber grading equipment manufacturing business. The other 1500 sq ft shop is used as storage but will be torn down to make room for new residence.

Relevant Criteria and Standards

Please respond to each of the four criteria listed in § 8-3-B by explaining how you proposal meets each particular criteria. If the provided space is insufficient, please attach your responses to this packet.

1. Special conditions and/or circumstances exist which are peculiar to the property (such as size, shape, topography or location) which are not applicable to other property similarly situated in the same zoning district.

The special conditions that exist which are peculiar to our property is the topography. The area North of the proposed residence is fill and not suitable to build on. Public Health is requiring us to put in a new septic and drainfield. They require 300' of drainfield which will be placed in our pasture along our driveway.

2. Because of the aforementioned special conditions of the property, application of the provisions of this Zoning Code would impose undue hardship and would deprive the property owner of rights commonly enjoyed by owners of other property similarly situated in the same zoning district under the terms of the Zoning Code.

The required setbacks will not allow us to build our residence. This would impose undue hardship and would deprive us of fully utilizing our property.

3. The special conditions and/or circumstances demonstrated in criterion 1 (above) are not the result of actions of the applicant or the property owner.

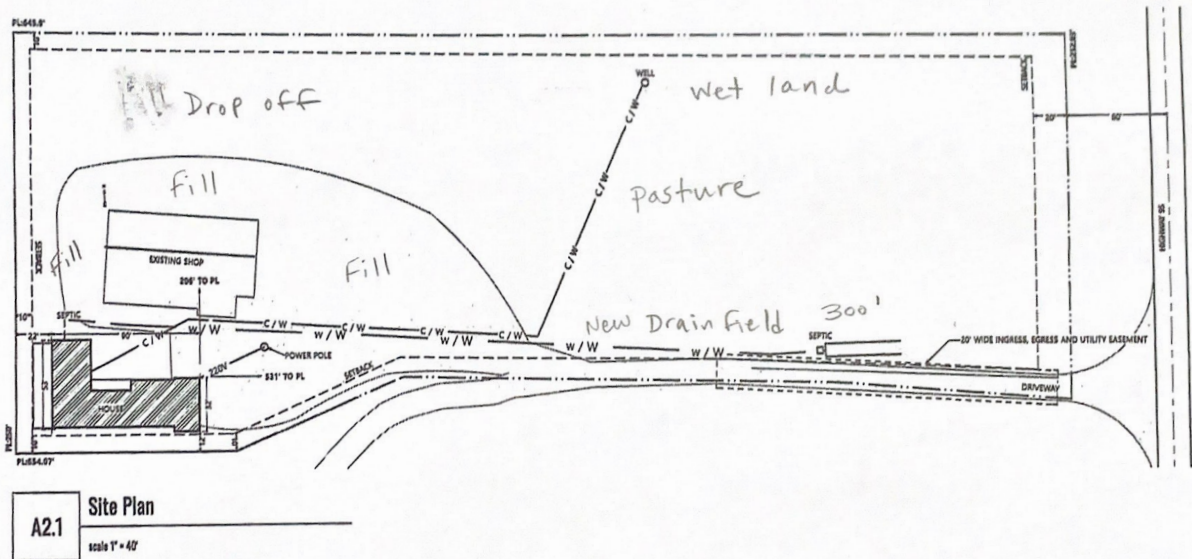
These special conditions of topography and Public Health is a result of the general layout and history of the property.

3. Granting of the variance will not confer a special privilege to the subject property that is denied other similarly situated property in the same zoning district.

Granting us this variance will not confer special privilege to our property. The reason for the variance is Public Health requirements, characteristics of our main shop placement, fill, and placement of our well.

3. Granting of the variance will not be in conflict with the public interest or injurious to property or persons in the vicinity of the subject property.

No, granting us this variance will not be in conflict with public interest or injurious to property or persons in the vicinity. This will enhance our property and those around us.





PERMIT - Subsurface Sewage Disposal

Public Health

Idaho North Central District



Nez Perce County
215 10th Street
Lewiston, ID 83501
(208) 799-3100
Fax (208) 799-0349

Latah County
333 E Palouse River Drive
Moscow, ID 83843
(208) 882-7506
Fax (208) 882-3494

Clearwater County
105 115th Street
Orofino, ID 83544
(208) 476-7850
Fax (208) 476-7494

Idaho County
903 West Main
Grangeville, ID 83530
(208) 983-2842
Fax (208) 983-2845

Lewis County
132 N Hill Street
PO Box 277
Kamiah, ID 83536
(208) 935-2124
Fax (208) 935-0223

Date: 12/09/2021 Permit #: SP21-01139 Parcel #: RP040039506010 Computer #: _____

Applicant's Name: _____ Phone #: _____

Owner's Name: MAGGIE SCOTT

Owner's Address: 2375 HWY 95 N MOSCOW, ID 83843

Property Address: 2375 HWY 95 N MOSCOW, ID 83843

Legal Description: _____ Section: 06 Township: 39N Range: 05W

Subdivision: PENTON SHORT PLAT Lot: _____ Block: _____ Size(acres): 3.24

Type of Installation	Type of System (check all that apply)			Water Supply
☐ New System ☐ Expansion ☒ Repair ☐ Tank Only	☐ Absorption Bed ☐ At Grade Absorption ☐ Capping Fill ☐ Central System ☐ Composting Toilet ☐ Constructed Wetland ☐ Drip Distribution ☐ ETPS ☐ Experimental ☐ Extra Drainrock ☐ Evapotranspiration	☐ Gravel Drainfield ☒ Gravelless Drainfield ☐ Gray Water Sump ☐ Gray Water System ☐ Holding Tank ☐ Incinerator Toilet ☐ Individual Incinerator System ☐ Individual Lagoon ☐ Intermittent SF ☐ Intrench SF ☐ LSAS	☐ Pit Privy ☐ Pressurized DF ☐ Proprietary System ☐ Recirculating GF ☐ RV Dump Station ☐ Sand Mound ☐ Seepage Pit ☐ Steep Slope Drainfield ☐ Two Cell Infiltrative ☐ Vault Privy ☐ Other	☒ Private ☐ Shared ☐ Public Water Source ☒ Well ☐ Spring

Conditions of Approval:

250' LINEAR FEET OF 3' FOOT GRAVELLESS TRENCH COMPONENTS SHALL BE USED. 36" WIDE TRENCH DEPTH IS A MAXIMUM OF 30 INCHES, MINIMUM OF 20 INCHES. MAINTAIN 6 FEET BETWEEN EACH TRENCH. TRENCHES MAY BE NO LONGER THAN 100 FEET. MAINTAIN PROPER TANK SETBACKS; 6 FEET TO DRAINFIELD, 5 FEET TO FOUNDATION, 50 FEET TO WELL. MAINTAIN PROPER DRAINFIELD SETBACKS; 100 FEET TO WELL, 10 FEET TO FOUNDATION. 12" MINIMUM EARTHY SOIL COVERAGE ON SYSTEM AFTER APPROVED FINAL INSPECTION. FOLLOW ALL RELEVANT RULES IN THE TECHNICAL GUIDANCE MANUAL.

☒ Residential permit

☐ Non-residential permit

Soil Type:

The minimum septic tank capacity is:

The minimum effective drainfield absorption area is:

The drainfield can be no closer to permanent/intermittent surface water than:

4	Bedrooms
300	Gallons Per Day
0	Gallons Per Day
C1- SILTY CLAY LOAM	USDA
1000	Gallons
833	Square Feet
100	Feet

Note: (Final approval of this permit requires inspection of the uncovered system.)

This permit expires if the system is not constructed as approved within one year from the date issued. Once the system is constructed and approved by the Health District, all requirements of the approved plans and specifications, permit and permit application (including operations, maintenance, monitoring, and reporting) are applicable indefinitely and convey through transfer of property ownership unless the system is abandoned, removed, replaced, or the permit is renewed. A permit may be renewed if the permit application is received on or before the expiration date of the previous permit. Prior to a transfer of property, the transferor must inform the transferee of all applicable requirements of the permit and application. Failure to satisfy the permit or application requirements may result in enforcement action.

EHS Permit Issued Signature

Allana Burnette

EHS Code

12/09/2021

Date