

# PROPOSAL

**Site:** 300 S. Miller Ave, New Meadows ID

**Lot size:** 60' x 150' = 9300 square ft

**Zoning:** R2

**Variance request 1:** City code asks for 10,000 square ft lot for duplex. Seeking a variance due to lot only being 9300 square ft

**Variance Request 2:** Lot is located on the corner of S. Miller Ave and Cedric making the side yard setback 20' instead of the usual 10' Asking for potential variance to possibly build into the Cedric street setback 4 ft.

I currently have an active build in process next door at 304 S Miller Ave. I am a local builder who lives in Adams County, trying to make good, quality homes and rentals for the area. I feel my builds are done to a high standard and will improve the overall look and usability to the area. I do not have an exact floorplan at this time (will provide once I have initial approval) but should be able to make all other setbacks. I will be incorporating simple roof designs to prevent ice dams and be providing one enclosed parking spot as well as an additional open-air parking for occupants. The duplex will likely be two stories and have small, fenced back yards. I hope you can take into consideration the benefit of adding two more brand new long-term rentals that I feel outweigh the small variances from city code.

I appreciate your time and consideration,

Cory Fischer