

City of Ponderay
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 288 Fourth Street • P.O. Box 500
 Ponderay, ID 83852
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Site Plan Modification Application

Site/Project Information	
Brief Project Description:	CONSTRUCT NEW WOOD-FRAMED PERGOLA AND STAND-ALONE STRUCTURE OVER EXISTING SLAB-ON-GRADE PATIO. NO PROPOSED WORK TO EXISTING STRUCTURE OR BEYOND THE EXTENT OF THE EXISTING PATIO.
Project Representative:	GARIN SCHENK, ARCHITECT
E-mail:	GARIN@HOISTARCH.COM
Phone #'s:	206.931.0990
Location:	477277 US-95 N PONDERAY, ID 83852
Legal Description:	2-57N-2W STARRS ACREAGE BLK 5, SW LESS N 210FT VACATED ROAD BOTH LESS NEW HWY FARM HOUSE/SILO BAR

Applicant/Owner Information	
Name:	GARIN SCHENK, ARCHITECT
Legal Owner:	GVD COMMERCIAL PROPERTIES
Signature:	<i>Garin Schenk</i>
Mailing Address:	PO BOX 342 SAINT JOHN, WA 99171
E-Mail:	GARIN@HOISTARCH.COM
Phone #'s:	206.931.0990

Ponderay Planning Department	
File Number:	SM25-108
Fees:	\$300.00 pdv
Zoning:	Commercial
Received By:	JRH
Date:	4.17.25
Comments:	.604 Acres RPP0441005000V A

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April 17th, 2025

Attn: KayLeigh Miller
Planning Director/Project Manager
City of Ponderay
288 Fourth Street - PO Box 500
Ponderay, ID 83852

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Re: File BP25-016 - Site Plan Modification Narrative

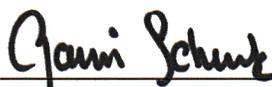
Last month we submitted for a building permit proposing a pergola structure over an existing outdoor dining patio at the Farmhouse BBQ restaurant (477277 US-95 N). The owners wanted to increase the traffic/use of the outdoor patio and felt that a shade structure, with incorporated lighting and radiant heating would achieve that. The proposed design incorporates their requests with the 319 square foot structure that is open on all sides and to the open air above. The proposed structure does rely on the existing exterior wall of the restaurant for structural support, but does not encroach on the existing interior space, nor does it expand it.

The previously permitted outdoor dining patio was permitted in 2014 as part of application file #SP14-020, and the proposed design included callouts/specifications for a perimeter rail and a natural gas fireplace and a small enclosure, which resides on the western edge of the patio. All elements of the proposed design were constructed.

We were informed that the proposed structure would require a site plan modification because the structure is within the front yard setback, and while the patio was permitted, it was only permitted because no "structure" was proposed. We believe that the fireplace and enclosure qualify as a structure, and this was permitted. We proceeded with the design development and permit submittal assuming that this structure was accounted for, and that we were not introducing any new variables. Our pergola structure is larger in scale, but it isn't the first structure permitted and constructed on the patio.

We appreciate that the Planning and Zoning Commission is willing to review this and we hope that this explanation of the project understanding and history will help assist in making a determination. Please reach out to me if you have any questions, comments, or concerns.

Thank You Very Much,



Garin Schenk AIA

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PO Box 342
Saint John, WA 99171