



Bannock County, ID

08/29/2022

## VAR-22-8

### Variance Application

**Status:** Active**Date Created:** Aug 11, 2022

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#### Applicant

Jameson Root  
jamesonroot16@gmail.com  
9167 W Cinnamon Ridge  
Pocatello, Idaho 83204  
5093300389

#### Primary Location

9167 W CINNAMON RIDGE  
Rural Subs , ID 832040000

#### Owner:

SUZANNE K BIELINSKI  
9167 W CINNAMON RIDGE POCATELLO, ID  
832040000

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#### Parcel & Variance Information

##### Parcel Number

RPRRMCM000900

##### I am seeking a variance from:

Other

##### Please describe what you are seeking a variance from.

We are hoping to build a 2-car carport adjacent to our driveway--the only viable building location on the property--and would need a variance granted to reduce the required distance from the road (Cinnamon Rdg).

The setback requirement from any stream or riparian area is 100 feet.

##### I would like to reduce the required setback down to (feet):

Approx. 10 feet from the edge of the road.

##### I would like to reduce the required setback down to (feet):

10 feet

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#### Application for Variance

##### Narrative addressing how your application meets criterion 1

Our land is very steep and has an unusual, narrow shape. The terrain prevents building any structure on almost the entire lot absent significant engineering work, expense, etc. In fact the residential home had to have a variance to be able to be built in the first place. There is a small level patch of gravel adjacent to the driveway that can fit two passenger vehicles. The area is limited in size by both the road and a steep slope nearby. It is arguably the only plausible building location on the property. However, it is far too close to the road to build without a variance.

**Narrative addressing how your application meets criterion 2**

We imagine proximity to the road is a concern to the county regarding traffic flow, snow clearing, roadside vegetation maintenance, etc. We have generated a rough design for the carport that gives the most possible clearance to the road while still allowing two vehicles to be parked. I reduced the number of covered sides of the structure to 2 instead of 3 to allow access to one parked car from outside the structure and eliminate the additional width to allow opening car doors, etc. We are limited in further setting it back from the road by the steep hillside on the other side of the gravel parking area/proposed carport.

We are the last of only 5 houses on Cinnamon Rdg and our hope is that given the very light traffic the road experiences, including that the land opposite our property is BLM, that the above concerns are not prohibitive. Especially considering our constraints.

**Narrative addressing how your application meets criterion 3**

On Cinnamon Rdg, we have one neighbor on the opposite side of the house. The remainder of the road is bordered by our property and the entire opposite side of the road is BLM land. We do not believe this structure would impact our neighbor.

**Narrative addressing how your application meets criterion 4**

We are hoping to turn our attached 2 car garage into a workshop. Given the winter weather and harsh summer sun, we ideally would like to have our cars parked in a covered structure. Additionally, one of our vehicles is a plug-in electric, so a solid structure with power is necessary for our goals. With the very steep terrain on our property, we believe this is the only available building location for this type of structure. If this variance is not granted, we will be unable to do any of the above.

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**Certification****Electronic Signature [Typed name of applicant]**

Jameson M Root

**I agree that my electronic signature above is equivalent to a handwritten signature and is binding for all purposes related to this transaction**

**Date**

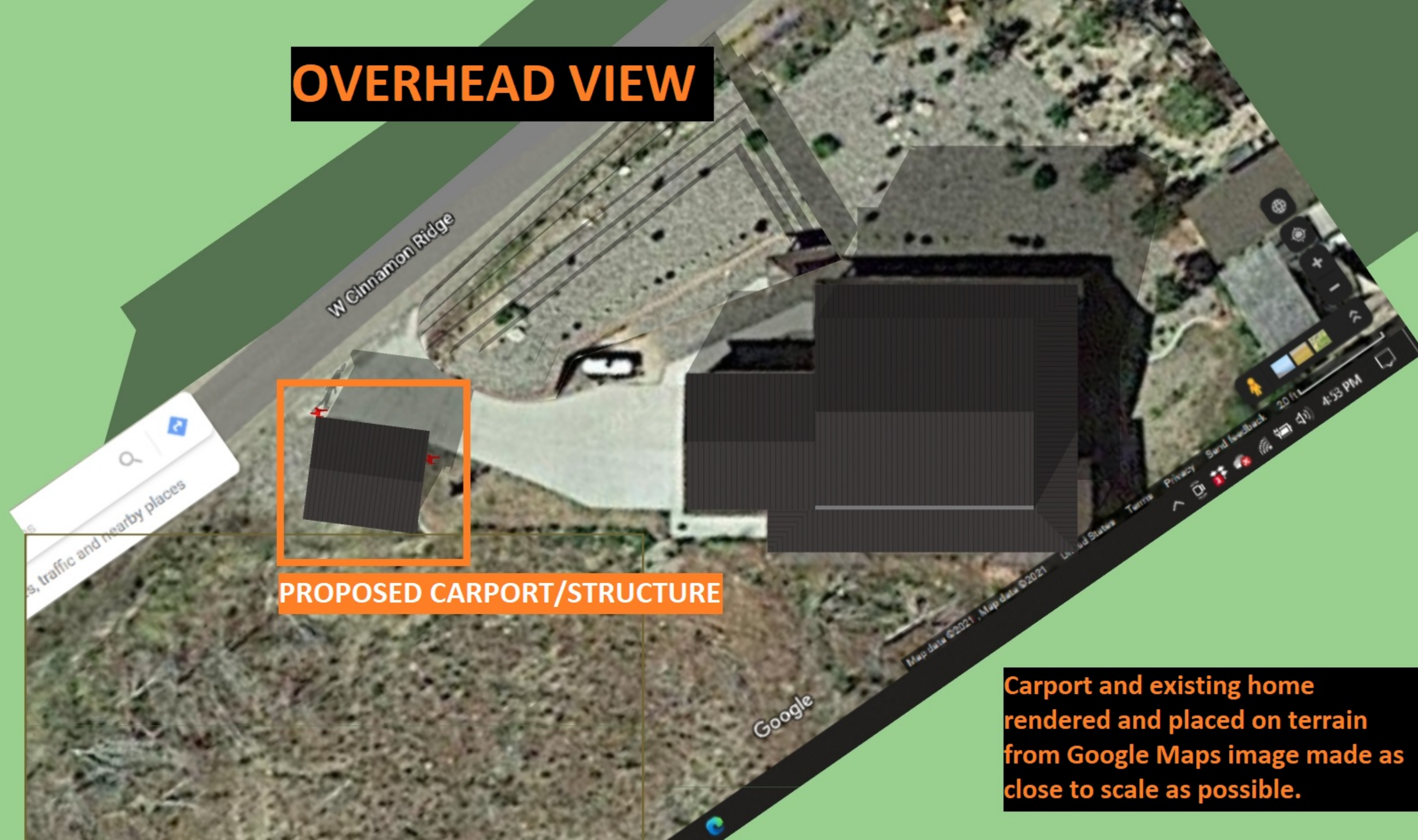
08/11/2022

**P&Z Council Public Hearing Information**

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# OVERHEAD VIEW



## PROPOSED CARPORT/STRUCTURE

Carport and existing home rendered and placed on terrain from Google Maps image made as close to scale as possible.