



Bannock County, ID

05/31/2023

VAR-23-2

Variance Application

Status: Active**Date Created:** May 8, 2023

Applicant

Megan Tews
megan@macbutchconstruction.com
2650 N Summers Way
Pocatello, ID 83204
2087090342

Parcel & Variance Information

Parcel Number

RPRRCTA000100

My property is zoned:

Residential Rural

I am seeking a variance from:

Setbacks

My Structure is:

Residential Accessory Structure

I am seeking a variance from the following setbacks:

Front Yard/Road Right-of-way

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

The setback requirement from the front yard/road right-of-way is:

50' from the edge of the right-of-way

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

30

The setback requirement from the side yard is:

20

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

20

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

20

Application for Variance

Narrative addressing how your application meets criterion 1

We would like to add an accessory structure to our lot on Summers Way. Most rural lots are 2-5 acres, our lot is slightly less than 1 acre making rural setbacks inhibitive to development. Upon survey of the lot and current house location there is no other viable place to put an accessory structure than the proposed location. As well the accessory structure will add privacy to our current outdoor living space.

Narrative addressing how your application meets criterion 2

The variance is not in conflict with the public interest. The accessory structure will add privacy from the road. Improvement in our property values and surrounding properties. Property will be tidier with added storage for vehicles and lawn equipment.

Narrative addressing how your application meets criterion 3

The accessory structure will not encroach on neighboring setbacks. The structure itself will still be 50 feet from the road edge as there is a large right of way in this area and should pose no hazards to the roadway and its travelers.

Narrative addressing how your application meets criterion 4

If the variance is not granted we will be unable to add value to our property nor will be able to add storage and space for a tidier lot. It is very common for rural lots to have detached accessory structures, if we are not granted the variance we will not be able pursue added storage and buffer from the noise of Mink Creek Road.

Certification

Electronic Signature [Typed name of applicant]

Megan Tews

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



Date

05/08/2023

P&Z Council Public Hearing Information

MACBUTCH SHOP



SITE PLAN

FOR LOT 1 COTTONTAIL RIDGE
AMENDED PLOT
BANNOCK COUNTY, IDAHO
CONTAINING ~1 ACRE

DRAWN 4/23/2023

MACBUTCH SHOP
2650 N. SUMMERS WAY
POCATELLO, IDAHO (208)221-1566