



BANNOCK COUNTY

Planning & Development

5500 S. 5th Ave. * Pocatello, ID 83204

(208)236-7230 * Fax (208) 232-2185

VAR230007

Variance

Status: OPEN

Date Created: August 30, 2023

Case Name:

Leslie Stewart Cottage Dwelling

Location:

, Pocatello, Idaho 83201

People

Applicant

Jared Fluckiger

Property Owner

Leslie Stewart

Application Details

Parcel Number(s)

Parcel Number(s)

RPR3851006534

Parcel Zoning

Please select your parcel zoning

Residential Suburban

Variance Information

I am seeking a variance from:

Other

My Structure is:

17.52.077(E) Accessory cottage dwelling (Ord. No. 2014-1)

Setback distance request from 100' to 716'

Please describe your variance request here:

Due to multiple reasons, including the topography of the property, the open space designations of the property which prohibit development, and the hardship compliance would create, it is not possible to construct the cottage dwelling within 100 feet of the principal dwelling.

Address how your application meets the following: The applicant has shown that there is no reasonable alternative.

See VAR-23-3 details in attachments

Address how your application meets the following: The variance is not conflict with the public interest.

See VAR-23-3 details in attachments

Address how your application meets the following: The variance will not adversely affect adjacent property

See VAR-23-3 details in attachments

Address how your application meets the following: If the variance is not granted, the applicant will suffer undue hardship caused by the physical characteristics of the site

See VAR-23-3 details in attachments

P&Z Council Public Hearing Info

Appeal Window Closes

No Information

Appeal Window Opens

No Information

Council Decision

No Information

Date of Recorded Findings

No Information

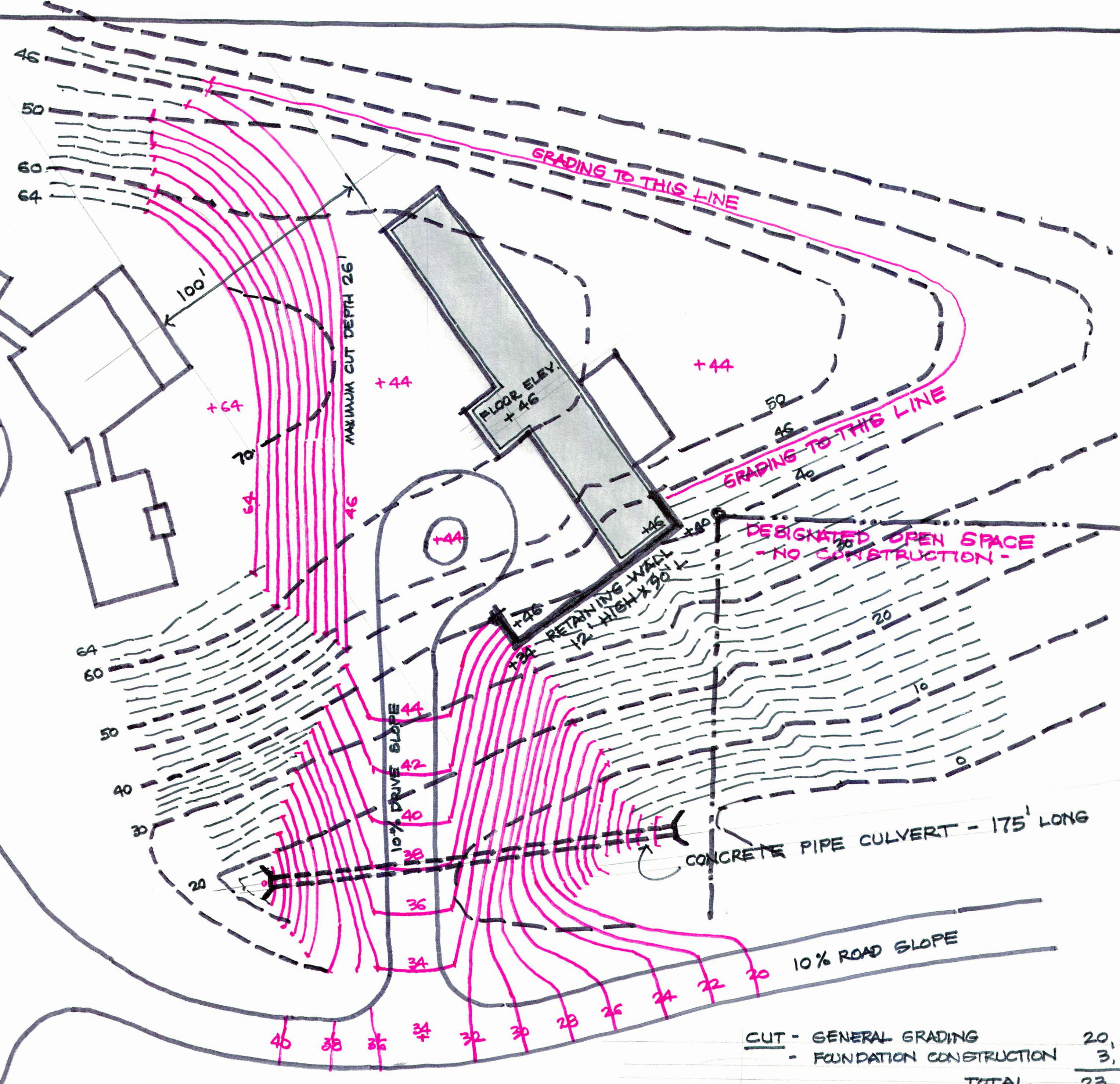
Findings Inst. #

No Information

Hearing Date

No Information

DESIGNATED OPEN SPACE

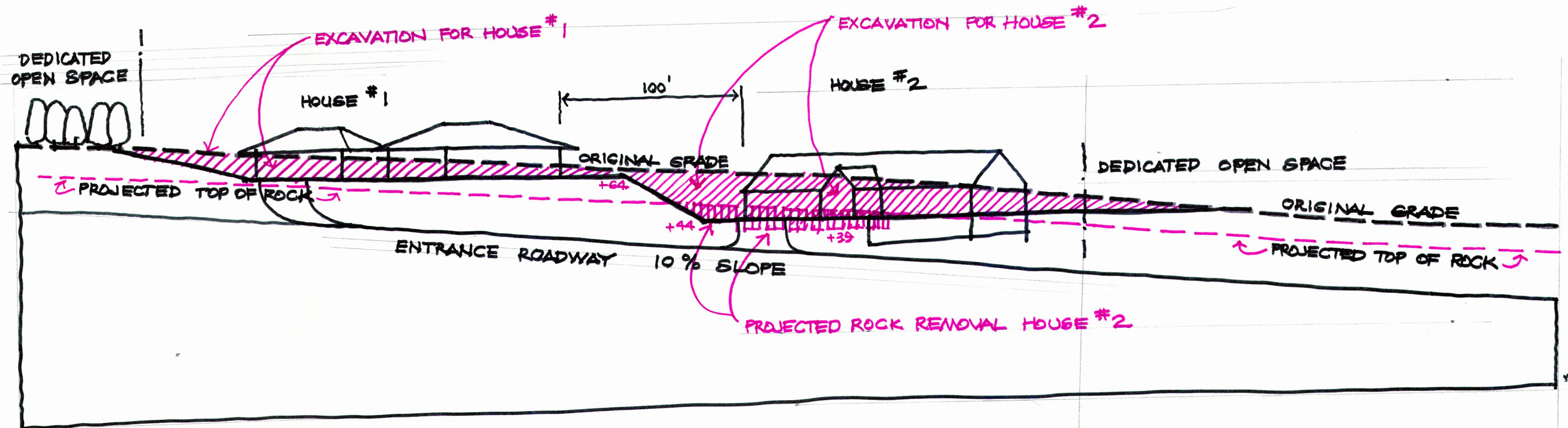


STEWART RESIDENCE 2
SITE GRADING PLAN STUDY

SCALE: 1" = 30'

06 JULY 23

CUT - GENERAL GRADING	20,600 CY
- FOUNDATION CONSTRUCTION	3,000 CY
TOTAL	23,600 CY
FILL - DRIVEWAY	9,300 CY
- BACKFILL FOUNDATION	2,000 CY
TOTAL	11,300 CY
HAUL-OFF / SPOIL	12,300 CY



STEWART RESIDENCE 2
SITE GRADING STUDY . PROFILE

SCALE : 1" = 30'

29 JULY 23



DEDICATED
OPEN SPACE



EXCAVATION FOR HOUSE #1

HOUSE #1

ORIGINAL GRADE

PROJECTED TOP OF ROCK

ENTRANCE ROADWAY

10% SLOPE

EXCAVATION FOR HOUSE #2

HOUSE #2

DEDICATED OPEN SPACE

ORIGINAL GRADE

PROJECTED TOP OF ROCK

PROJECTED ROCK REMOVAL HOUSE #2



IMPORTANT

THE FLOOR LAYOUT HAS BEEN DESIGNED ACCORDING TO THE STANDARDS IN USE. HOWEVER, CONTRACTORS MAY PROPOSE CERTAIN VARIATIONS IN THE STRUCTURE DEPENDING ON THE PRODUCTS THEY USE. MANUFACTURERS SHOULD THEN GIVE THE CONTRACTOR THE NECESSARY INFORMATION IN ORDER FOR HM TO MEET BUILDING CODE GUIDELINES.

NOTES:

- [illegible]

SITE OF STEWART
CUSTOM HOME

INFLTRATOR TRENCHES TEST
SIZED FOR SOIL PERK
OF DRAIN FIELD AREA

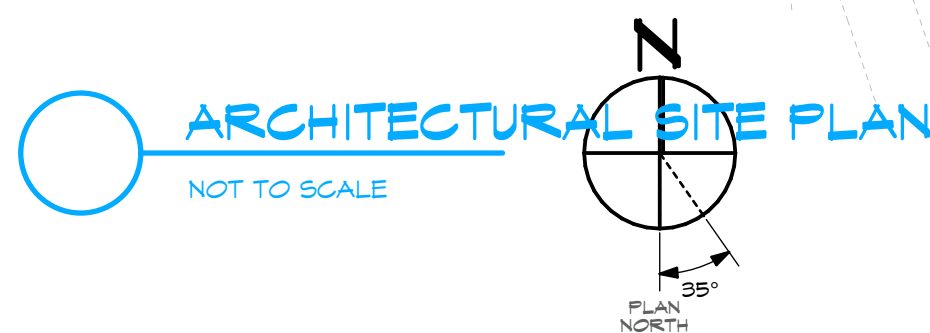
[PRIMARY DRAIN
FIELD LOCATION]

LOCATION OF SEPTIC AND
TRENCH AREAS TO AVOID
PLACEMENT BRUSH ADJACENT
OF SAND AREAS

REPLACEMENT DRAINFIELD AREA

SEE CIVIL PLANS FOR ROAD LAYOUT DIMENSIONS, AND SITE CONTOURS

SITE OF STEWART
CUSTOM HOME



STEWART CUSTOM HOME
POCATELLO, IDAHO --
BANNOCK COUNTY

PROJECT:

SHEET TITLE

ARCHITECTURAL SITE PLAN

CONTRACTOR SHALL VERIFY
ALL DIMENSIONS & CONDITIONS
SHOWN OR IMPLIED

DRAWING SCALE APPLIES TO
34" X 44" SHEET SIZE

[illegible]

DRAWN BY:

CHECKED BY: LATEGIA HERZOG

JOB
NUMBER: 20529-22A

PROJECT
DATE: JUNE 2022

SHEET
V102

5 OF 4

