



BANNOCK COUNTY

Planning & Development

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

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

VAR230011

Variance

Status: OPEN

Date Created: December 01, 2023

Case Name:

Location:

1797 N HONEYSUCKLE LN, INKOM, ID 83245

People

Property Owner

Steven Rivera

Application Details

Parcel Number(s)

Parcel Number(s)

RPRREV0000200

Parcel Zoning

Please select your parcel zoning

Variance Information

I am seeking a variance from:

Setbacks

My Structure is:

Non-Residential Building

Please describe your variance request here:

See attached document

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

See attached document

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

See attached document

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

See attached document

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 attached document

P&Z Council Public Hearing Info

Hearing Date

No Information

Council Decision

No Information

Date of Recorded Findings

No Information

Findings Inst. #

No Information

Appeal Window Opens

No Information

Appeal Window Closes

No Information

Application for Variance

Criteria for Approval

- # 1. I'm asking for the setback to be changed from 20' to 6' for several reasons. If the building (shed) is moved forward in order to meet the setback the building will end up directly over our Septic leech lines, that could create a problem if ever I needed to have some type of work on them. My drawings show an attached roof cover in front of the building. The roof will be supported by a header supported by post 4x. Posts will end up well past the septic leech lines. Steps and or decking for entry of building all attached using construction wood screws making it easily removable should a problem arise and I need access to leech lines.
- # 2. I have no reason to think that by leaving building in its current location would create conflict with neighbors or public. Neighbors have actually complimented me on the building and its location. To hinder the neighbors or the public in any way for future progress, Unimaginable.

Application for Variance Criteria for Approval

- # 3. Leaving the building in its current location will not affect adjacent property, If anything it covers most of the view (from living room bay window) of the two story home that is behind us. The Portneuf Gap area can not be seen from our living room floor due to the two story home behind us. I thought it's only logical to build at current location without affecting adjacent properties.
- # 4. If Variance is not granted physical hardship in uprooting foundation/Building to a different location. Not only does the home behind us block the view of Portneuf Gap area, the new location of building will block the view of Chinese Peal / Black Canyon Mountain Range. We've been visiting this area the past four years before making it our home in Aug. 2021. One of the things we love about Idaho^{is} the beautiful outdoors. Leaving the building at its current location will give us storage closer to our home without disturbing our neighbors

Application for Variance #4
(Continued)

and allow us to keep the view I currently have now that we really enjoy so much. My mistake was building without consulting with the county, but I'm here now putting it on record not disrespecting the laws of Idaho.

I ask that you please allow the Variance on behalf of Julie and myself. Thank You very much.