



BANNOCK COUNTY

Planning & Development

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

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

VAR240002

Variance

Status: OPEN

Date Created: March 07, 2024

Case Name:

Location:

8255 W BUCKSKIN RD, POCATELLO, ID 83201

People

Applicant

Rich Phillips

Property Owner

Richard Brey

Application Details

Parcel Number(s)

Parcel Number(s)

RPR3851013602

Parcel Zoning

Please select your parcel zoning

Residential Suburban

Variance Information

I am seeking a variance from:

Setbacks

My Structure is:

Shed

Please describe your variance request here:

Setback from right-of-way is 50', we are requesting a setback from right-of-way to be 30'.

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

The only open land is the pasture which is currently used for cattle. The grade of the pasture would require significant excavation in order to construct a structure. The grade would be unsafe to access the structure, especially during winter conditions.

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

The structure would be entirely contained on private property, out of site of the public, and hidden by trees. The structure will be used to store items currently outside, allowing the property to be cleaned up and more appealing.

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

The structure is far enough away from the neighboring property to not cause an undue burden on the neighbor. Side yard setbacks will be met.

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

The grade of the remaining parcel does not allow a safe road to be constructed to the proposed structure. Grades greater than 10% will be required for the access road. Currently the parcel is being used for cattle production and placing it the pasture would decrease the property owners ability to produce income.

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

