



Bannock County, ID

4/24/2024

VAR-24-1

Variance Application
Status: Active
Submitted On: 3/28/2024

Primary Location
2625 W OLD HWY 91
INKOM, ID 83245
Owner

Applicant
👤 Jeremy Manska
📞 208-317-9876
✉️ jeremy.manska@gmail.com
🏡 1655 N 2nd Ave
Pocatello, ID 83201

Parcel & Variance Information

Parcel Number*

RPR4015012603

My property is zoned:*

Residential Rural

What variance are you requesting? Please select all that apply:

 I am seeking a variance from:*

Setbacks

 My Structure is:*

Residential Accessory Structure

Rear yard setbacks**Side yard setbacks** **I am seeking a variance from the following setbacks:***

Multiple setbacks

Riparian area setbacks**Right-of-way setbacks****Lot size**

Other

Please describe your variance request in detail:*

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):*

35

The setback requirement from the side yard is:*

20

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

15

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

15

Application for Variance

Narrative addressing how your application meets criterion 1: The applicant has shown there is no reasonable alternative.*

Due to property restraints and proximity to the existing primary structure, the accessory structure will need to encroach into the 50' setback from the ROW. We are requesting a setback of 35' from the ROW.

Narrative addressing how your application meets criterion 2: The variance is not in conflict with the public interest.*

The accessory structure is set back far enough that it will not affect the public.

Narrative addressing how your application meets criterion 3: The variance will not adversely affect adjacent property.*

The accessory structure is set back far enough to not restrict site distances from neighboring properties entering on to Old Highway 91.

Narrative addressing how your application meets criterion 4: If the variance is not granted, the applicant will suffer undue hardship caused by the physical characteristics of the site.*

If the variance is not granted it will require the owner to reconsider building the accessory structure.

Certification

Electronic Signature [Typed name of applicant]*

Jeremy Manska

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



Date*

03/28/2024

P&Z Council Public Hearing Information

 **Hearing Date**

—

 **Council Decision**

—

 **Date of Recorded Findings**

—

 **Findings Inst. #**

 **Appeal Window Opens**

—

 **Appeal Window Closes**

—

 **Variance Conditions**

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2625 W OLD HWY 91, INKOM, ID

