



Bannock County, ID

4/24/2024

VAR-24-3	Primary Location	Applicant
Variance Application	12113 Fish Creek Rd	Bonnie Hansen
Status: Active	Lava Hot Springs, ID 83246	208-776-0399
Submitted On: 4/11/2024	Owner	bonniejoyceequine@gmail.com
	Bonnie Hansen	PO Box 442
	12113 Fish Creek Rd. Lava Hot	12113 Fish Creek Rd.
	Springs, Idaho 83246-0442	Lava Hot Springs, Idaho
		83246-0442

## Parcel & Variance Information

Parcel Number\* **RPR4227017006** My property is zoned:\*

Recreation

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

Rear yard setbacks  Side yard setbacks

Riparian area setbacks  Right-of-way setbacks

Lot size  Other

Please describe your variance request in detail:\*

100' to 78' from riparian area

## Application for Variance

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

This is the only building site available where there is power. The grade of the property and the riparian area limit the available space to build. The grade to the south is a mountain side and to the west is a vacant field to the east is our septic system and home, to the north is the riparian area. This is an insurance rebuild from a barn that fell in Feb. of 2023. The old location of the barn was over the west side property line and closer to the riparian area by 30'.

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

This is not in conflict with public interest or affecting any surrounding property.

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

The variance will not adversely affect the adjacent property in any way.

**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.\***

We will suffer undue hardship as we have no other area to build our barn with access to power, as the grade to the south is so steep that we can not build on it as well as the property across the road has been stated as open ground per the recreation zoning requirements.

## Certification

Electronic Signature [Typed name of applicant]\*

Bonnie Hansen

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



Date\*

04/11/2024

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## P&Z Council Public Hearing Information

 Hearing Date

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 Council Decision

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 Date of Recorded Findings

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 Findings Inst. #

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 Appeal Window Opens

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 Appeal Window Closes

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 Variance Conditions

# Fence Line

