

**VAR-24-3****Variance Application**

Status: Active

Submitted On: 4/11/2024


Primary Location

12113 Fish Creek Rd

Lava Hot Springs, ID 83246

Owner

Bonnie Hansen

12113 Fish Creek Rd. Lava Hot
Springs, Idaho 83246-0442**Applicant** Bonnie Hansen 208-776-0399

bonniejoyceequine@gmail.com

 PO Box 442

12113 Fish Creek Rd.

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

P&Z Council Public Hearing Information

Hearing Date

—

Council Decision

—

Date of Recorded Findings

—

Findings Inst. #

Appeal Window Opens

—

Appeal Window Closes

—

Variance Conditions

Fence Line

old Property Line

old Barn

old house

New Barn
36x36

Private Driveway

Fish Creek

E. — W.
N.

72'

50' x 10'

20'

Parking

Driveway

House

79'

45'

Round pen 60'

16'

78'

Propane

well

50' x 30'

55' →

12' →