



Bannock County, ID

4/24/2024

## VAR-24-4

Variance Application

Status: Active

Submitted On: 4/14/2024

Primary Location

Owner

Applicant

Christopher Parrott

804-502-5776

cwparrott@me.com

 9803 W Carla Dr.  
Pocatello, ID 83204

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## Parcel & Variance Information

Parcel Number\*

RPRRMCA002000

My property is zoned:\*

Residential Rural

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:\*

We are requesting a variance to build garage/workshop building adjacent to our house on a parcel that we own. We have no garage on our property. This is the only viable building location on our property due to steep slopes, a stream and neighboring homes. We are requesting variances for the right of way (W Carla Drive) and riparian setbacks (Cambell Creek) variance. We are requesting to reduce the setback from the riparian area from 100 feet to approximately 60 feet. We are requesting to reduce the right of way set back from 30 feet to approximately 15 feet (total setback from the road would be reduced from 55 feet to approximately 40 feet).

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## Application for Variance

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

Our property is located in Mink Creek Estates. The lots in this area are very steep and close to the road and stream. The parcels are angular, with the majority of our property being a steep wooded slope. Our middle parcel (the requested location) has no adjacent neighbors and is the only area on our property that would not require significant engineering.

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

We are located on a dead end street with only four homes located above us. There is little traffic on Carla Drive. The riparian setback will be maintained as native vegetation and will not affect water quality downstream. The right of way setback will not negatively impact traffic flow, snow clearing or vegetation maintenance.

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

Our middle parcel does not have an adjacent neighbor. Neighbors across the street are located at a higher elevation than our parcel and look out of over the top of our property into the hills. We do not believe this will negatively impact our neighbors view shed. The garage would decrease the number of vehicles and items stored outside cluttering the property and ultimately improving the curb appeal of the home.

**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.\***

It is becoming increasingly difficult to not have a garage on our property. We have been unable perform routine maintenance on our vehicles due to harsh winter conditions and dry hot summer conditions. We have attempted to rent garage space or use friends/family garage spaces but this has proven costly and difficult. We also experience significant snowfall and snow accumulation and have trouble maintaining our property without access to snow removal equipment and vehicle storage. We have no alternative garage or storage solutions and denying this variance would cause further undue hardship on our family.

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## Certification

**Electronic Signature [Typed name of applicant]\***

Christopher Parrott

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



**Date\***

04/14/2024

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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. #**

 **Appeal Window Opens**

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 **Appeal Window Closes**

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 **Variance Conditions**

