



Bannock County, ID

July 30, 2024

VAR-24-8

Variance Application

Status: Active

Submitted On: 7/22/2024

Primary Location

No location

Applicant

Rich Phillips



208-226-4755



riphil2@gmail.com



13250 W Trail Creek

Pocatello, ID 83204

Parcel & Variance Information**Parcel Number***

RPR3851013602

My property is zoned:*

Residential Suburban

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:***

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

Application for Variance

Narrative addressing how your application meets criterion 1: The applicant has shown 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.

Narrative addressing how your application meets criterion 2: The variance is not in 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.

Narrative addressing how your application meets criterion 3: 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.

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.*

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.

Certification

Electronic Signature [Typed name of applicant]*

Rich Phillips

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



Date*

07/22/2024

