





VAR-24-9
Variance Application
Status: Active
Submitted On: 8/19/2024

Primary Location
13855 N. Yellowstone Hwy
Chubbuck, ID 83202

Owner
Andrew Briscoe
5335 Kymball Drive Chubbuck,
Idaho 83202

Applicant
 Brady Smith
 208-705-0798
 avyantbsmith@outlook.com
 161 Jefferson Avenue
Pocatello, Idaho 83201

Parcel & Variance Information

Parcel Number*

RPR3803038109

My property is zoned:*

Multiple Use

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:*

This variance request is for the proposed Dallas Subdivision that is currently running through the Bannock County Subdivision process. As part of that subdivision Lot 8 will be created to encompass the existing residence and outbuildings. The lot as proposed is only 0.61 acres which falls below the minimum county requirements of 1 acre. Although Lot 8 falls below the minimum requirements, it is currently served by an existing well and septic system, so no other utility permits will need to be requested to separate it out from the rest of the lots within the subdivision. The approach/access to Lot 8 is already in place off of Highway 91 and will be improved to current county approach standards as part of this project. We have ITD approval for this approach to stay in place. Our request is based on the unique nature of this lot and the fact that it is already being served with all of the components that the other lots will have within this subdivision. The only thing lacking is the required lot size.

In summary, we would like to request that our variance request be considered for approval based on the information provided above.

Application for Variance

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

In an effort to meet all of the other county requirements including open space, this lot was the only feasible place to take the land area needed out, in order to make everything work.

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

The existing residence and out buildings are already in place and the current use will remain unchanged. Other than bringing the access to Lot 8 up to current county approach standards, the request as proposed will create no conflict with the public's interest in this project.

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

The existing residence will remain unchanged as mention in criterion 2. This unchanged state will not require any additional work to be done to the property that would adversely affect the adjacent property owners.

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, the project will not be able to meet the required open space that is required per other portions of the county's subdivision ordinance. The only other way to meet the lot size without a variance would be to take land away from the other proposed residential lots that are already smaller than originally planned because the open space ordinance requires 50% to be dedicated outright. This lack of an additional planned lot would cause and undue hardship to the owner, who is otherwise trying to meet all of the other applicable codes and ordinances.

Certification

Electronic Signature [Typed name of applicant]*

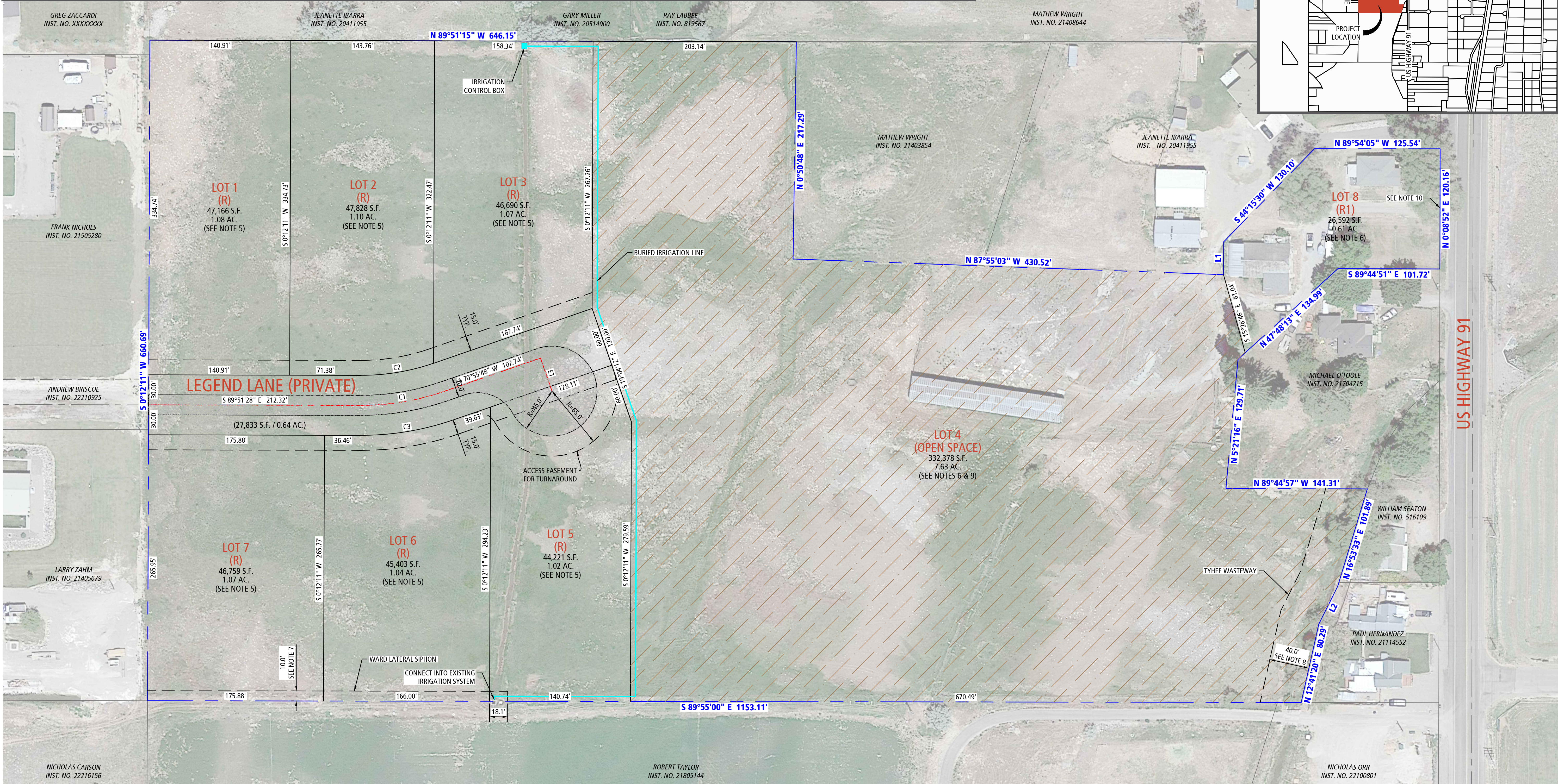
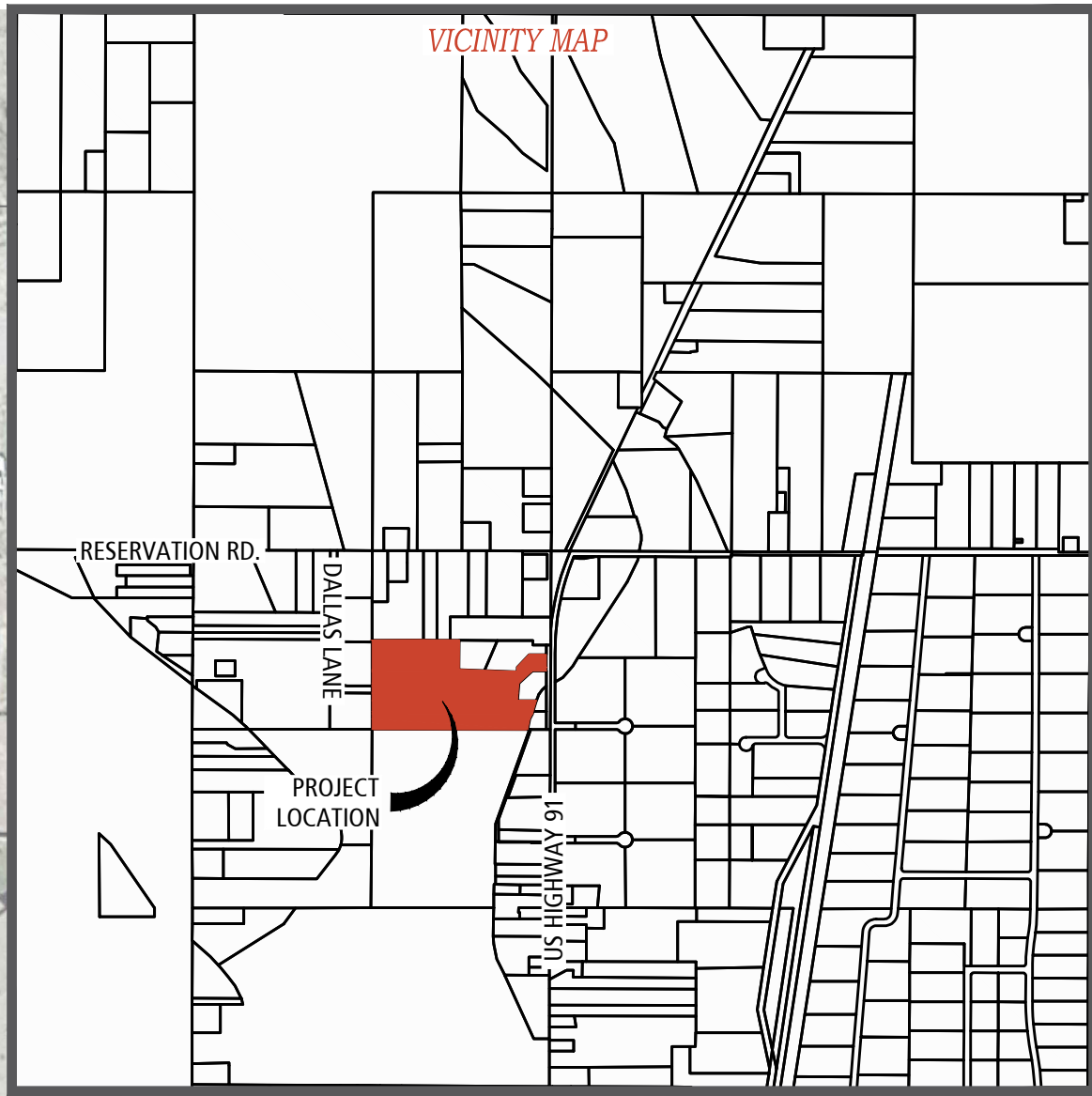
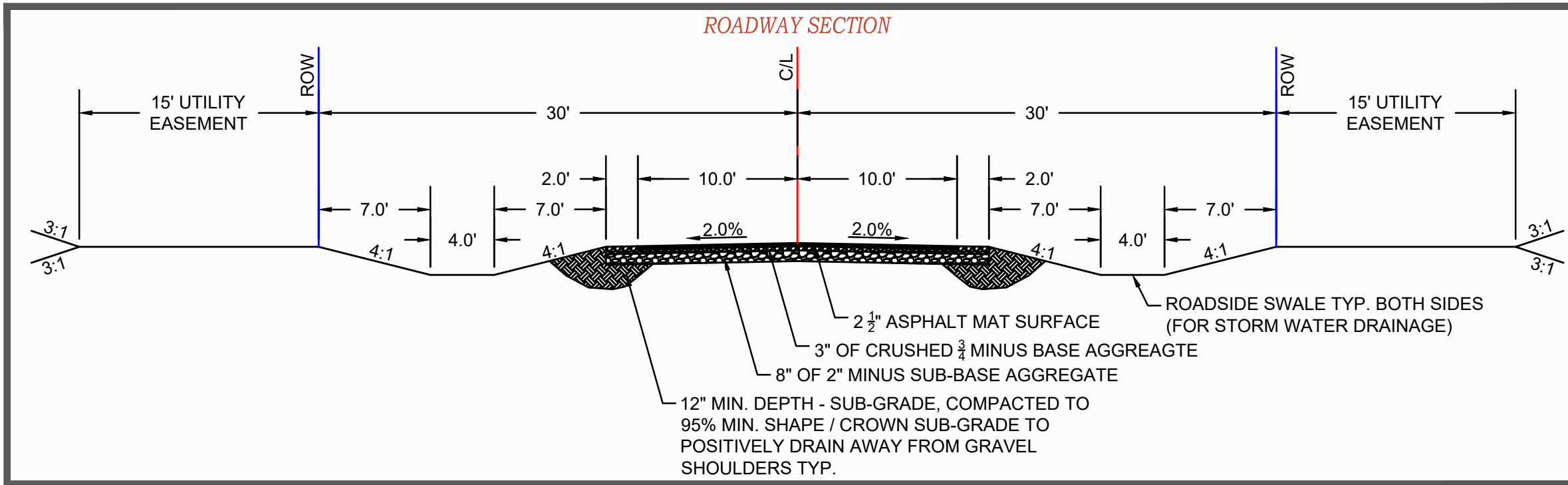
Brady Smith

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



Date*

08/19/2024



- NOTES**
1. ALL LOTS ARE CURRENTLY ZONED IN THE BANNOCK COUNTY MULTIPLE USE DISTRICT AND ARE RE-DESIGNATED TO THE RESIDENTIAL SUBURBAN DISTRICT PER BANNOCK COUNTY ZONING ORDINANCE 1998-1 SECTION 350.
 2. SUBDIVISION STATS - 15.26 ACRES SUBDIVIDED INTO 8 TOTAL LOTS / 7 RESIDENTIAL / 1 OPEN SPACE
 3. GAS, POWER, CABLE TV ETC. TO BE PROVIDED
 4. PUBLIC UTILITY EASEMENTS (P.U.E.) ARE 15' (FT.) WIDE UNLESS OTHERWISE NOTED
 5. ALL LOTS DESIGNATED WITH AN "R" ARE RESTRICTED FROM ACCESS TO US HIGHWAY 91 AND ARE NOT ALLOWED TO ACCESS LOT 8.
 6. LOT 8 IS RESTRICTED "R1" AND RECEIVES IDAHO TRANSPORTATION DEPARTMENT PERMITTED ACCESS FROM US HIGHWAY 91. LOT 8 SHALL HAVE ACCESS TO LOT 4 AND DALLAS LANE BUT SHALL BE RESTRICTED FROM HAVING ACCESS TO LOTS 1-3 AND 5-7.
 7. FORT HALL IRRIGATION PROJECT HAS A 20 FOOT WIDE RIGHT OF WAY, 10 FEET EACH SIDE OF THE CENTERLINE FOR THE WARD LATERAL CANAL. NO MODIFICATIONS OR ENCROACHMENT WITHIN THE LIMITS OF THE UNITED STATES RIGHT OF WAY FOR THE REDMAN CANAL LATERAL WILL BE ALLOWED WITHOUT PRIOR WRITTEN APPROVAL BY THE BUREAU OF INDIAN AFFAIRS.
 8. FORT HALL IRRIGATION PROJECT HAS AN 80 FOOT RIGHT OF WAY, 40 FEET EACH SIDE OF THE CENTERLINE FOR THE TYHEE WASTEWAY. NO MODIFICATIONS OR ENCROACHMENT WITHIN THE LIMITS OF THE UNITED STATES RIGHT OF WAY FOR THE REDMAN CANAL LATERAL WILL BE ALLOWED WITHOUT PRIOR WRITTEN APPROVAL BY THE BUREAU OF INDIAN AFFAIRS.
 9. OPEN SPACE IS A SEPARATE LOT OR COMMON OWNED LOT AND DEED RESTRICTED AGAINST FURTHER DEVELOPMENT BUT MAY BE USED FOR FARMING, TIMBERING, WILDLIFE PRESERVATION OR CONSERVATION, PER BANNOCK COUNTY PLANNING AND DEVELOPMENT COUNCIL.
 10. THE APPROACH TO LOT 8 SHALL BE BUILT TO CURRENT COUNTY STANDARDS.



AVANT

SHEET INFORMATION

DESIGNER	REVIEWER	PB
BS	BS	BS
DATE	BY	DESCRIPTION
1	1	1
2	2	2

INTELLECTUAL PROPERTY NOTICE

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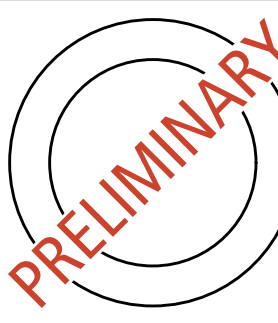
BRISCOE HOLM INVESTMENTS, LLC

DALLAS SUBDIVISION

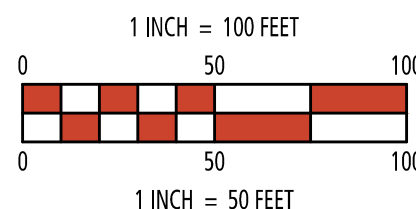
PRELIMINARY PLAT

DRAWING STATUS

PRELIMINARY



HALF SIZE SCALE (12"x18")



FULL SIZE SCALE (24"x36")



SHEET NUMBER

PP-1