

**VAR-24-9****Variance Application**

Status: Active

Submitted On: 8/19/2024

**Primary Location**13855 N. Yellowstone Hwy  
Chubbuck, ID 83202**Applicant**

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

**Owner**Andrew Briscoe  
5335 Kymball Drive Chubbuck,  
Idaho 83202

## 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.

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## 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 mentioned 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 an undue hardship to the owner, who is otherwise trying to meet all of the other applicable codes and ordinances.

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## Certification

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

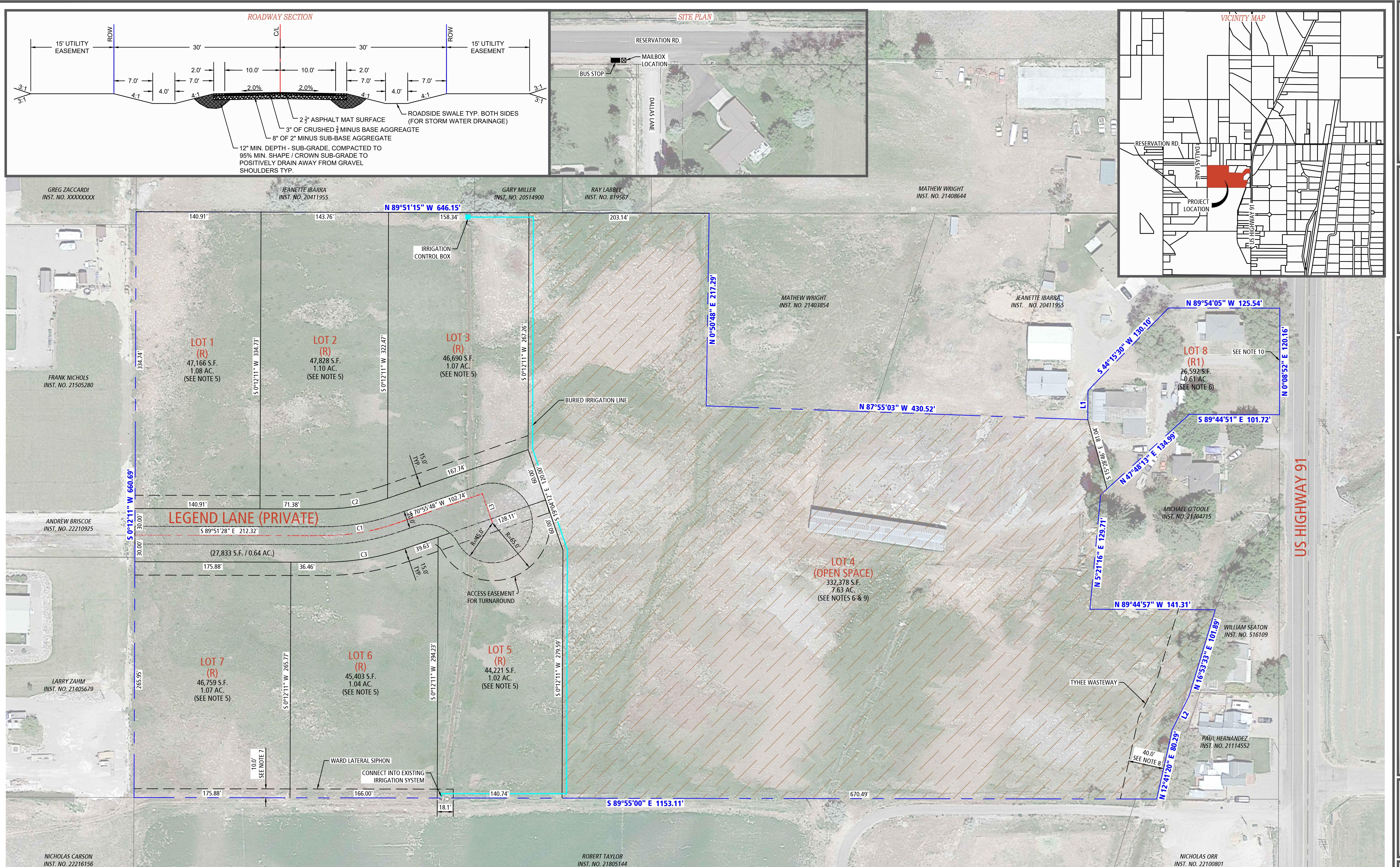
Brady Smith

**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



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**BRISCOE HOLM INVESTMENTS, LLC**  
**DALLAS SUBDIVISION**  
**PRELIMINARY PLAT**

**PRELIMINARY**

**HALF SIZE SCALE (12"x18")**

1 INCH = 100 FEET  
0 50 100  
0 50 100

**FULL SIZE SCALE (24"x36")**

**SHEET NUMBER**  
PP-1