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Bannock County, Pocatello, Idaho
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Jason C. Dixon Fee: $0.00
Deputy: jmodonald

BANNOCK COUNTY PLANNING & DEVELOPMENT COUNCIL
FINDINGS AND ORDER

VARIANCE PERMIT- WADE CHRISTIANSEN
PUBLIC HEARING: APRIL 16, 2025

FILE #: VAR-25-1

LOCATION: RPR4263020400 and is currently addressed as 3380 E. Virginia Road, Downey, ID 83234.

APPLICANT:

Wade Christiansen
3380 E. Virginia Road
Downey, ID 83234

OWNER:

Wade Christiansen
3380 E. Virginia Road
Downey, ID 83234

REQUEST & BACKGROUND: Wade Christiansen requests a variance for side yard setbacks for one residential accessory structure. The current side yard setback is 20' and the applicant is proposing a 7' side yard setback.

FINDINGS:

JUSTIFICATION FOR THE DECISION/CRITERIA, STANDARDS AND FACTS RELIED UPON

SITE CHARACTERISTICS AND ZONING:

ZONING: Residential Rural
PROPERTY SIZE: ~ 0.88 acres
VIEWS: The property is visible from the road
EXISTING STRUCTURES: Residential dwelling and accessory structures
AREA OF CITY IMPACT: None

NOTICE AND TESTIMONY REQUIREMENTS:

Notice of the public hearing was completed according to statutory requirements. Public comment was taken according to statutory requirements.

REQUIRED FINDINGS FOR VARIANCE PERMIT, §540

1. The applicant has shown there **is not** a reasonable alternative.

   This is based on:

   As shown on the submitted site plan and due to the size of the lot, the location of the septic tank, well and existing structures, there are no alternative locations to place this structure.

2. The variance **is not** in conflict with the public interest.

   This is based on:

   There have been no public comments in opposition and the neighboring property also has structures in close proximity to the side yard property line.

3. The variance **will not** adversely affect adjacent property.

   This is based on:

   There have been no public comments in opposition and the neighboring property also has structures in close proximity to the side yard property line.

4. If the variance is not granted, the applicant **will** suffer undue hardship caused by the physical characteristics of the site.

   This is based on:

   This is the only location on the property to build the shop and maximize the potential for a future residential structure.

Conditions: None

ORDER: CONCLUSION AND DECISION

The Planning and Development Council, pursuant to the aforementioned, finds that the request by Wade Christiansen for a variance for a side yard setback for one residential accessory structure. The applicant proposes a 7' side yard setback, as described in the application, shall be **approved.**

Motion by Edward Ulrich, seconded by Molly Dimick to adopt the foregoing Findings and Order.

ROLL CALL:

Councilperson Dimick	Voted **Yes**
Councilperson Madsen	Voted **Yes**
Councilperson Selleneit	Voted **Yes**
Councilperson Ulrich	Voted **Yes**
Councilperson Ward	Voted **Yes**

Motion carried by a 5 to 0 vote.

Dated this 16th day of April, 2025.

Signed by (Chairperson) (Vice Chair)

ACKNOWLEDGEMENT CERTIFICATE

State of Idaho)
S.S.
County of Bannock)

On this 16th day of April, in the year of 2025, before me Tristan Bourquin, a notary public, personally appeared Stewart Ward as chair/vice-chair on behalf of the Bannock County Planning and Development Council, personally known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that they executed the same.

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TRISTAN BOURQUIN
NOTARY PUBLIC - STATE OF IDAHO
COMMISSION NUMBER 20190825
MY COMMISSION EXPIRES 4-23-2025

Notary Public
My Commission Expires on 4/23 2025