

## BANNOCK COUNTY PLANNING & DEVELOPMENT COUNCIL FINDINGS AND ORDER

### VARIANCE PERMIT- JEREMY MANSKA PUBLIC HEARING: JUNE 18, 2025

**FILE #:** VAR-25-4  
**LOCATION:** RPRRCIN000301 is currently addressed as 9498 Chestnut Hill Drive, Pocatello, ID 83204

<b>APPLICANT:</b>	<b>OWNER:</b>
Jeremy Maska 1655 N. 2 <sup>nd</sup> Avenue Pocatello, ID 83201	Jordan Driscoll 9498 Chestnut Hill Drive Pocatello, ID 83204

**REQUEST & BACKGROUND:** Jeremy Maska requests a variance for side yard setback for one residential accessory structure. The current side yard setback is 20' and the applicant is proposing a 10' side yard setback.

#### **FINDINGS:**

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

#### **SITE CHARACTERISTICS AND ZONING:**

**ZONING:** Residential Rural

**PROPERTY SIZE:** ~ 3.48 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:

Due to the topography both uphill and downhill of the lot; there's no alternative that doesn't require extensive fill.

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

This is based on:

There were no objections from the public and the west side of the boundary borders open space area.

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

This is based on:

It will not adversely affect adjacent property due to lot size and open space. Also, there were no objections from the bordering property owners.

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:

Based on the topography, the location is already flat and would require substantial improvement anywhere else on the lot.

Conditions: N/A

## ORDER: CONCLUSION AND DECISION

The Planning and Development Council, pursuant to the aforementioned, finds that the request by Jeremy Manska for a variance for a 10' side yard setback, as described in the application, shall be **approved**.

Motion by Chad Selleneit, seconded by Molly Dimick to adopt the foregoing Findings and Order.

ROLL CALL:

Councilperson Dimick	Voted <b>Yes</b>
Councilperson Madsen	Voted <b>Yes</b>
Councilperson Selleneit	Voted <b>Yes</b>
Councilperson Ulrich	Voted <b>Yes</b>
Councilperson Ward	Voted <b>Recused</b>

Motion carried by a 4 to 0 vote.

Dated this 18<sup>th</sup> day of June, 2025.

  
Signed by (Chairperson) (Vice Chair)

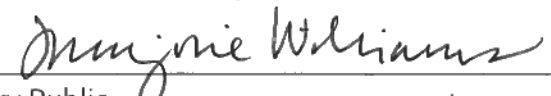
## ACKNOWLEDGEMENT CERTIFICATE

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

On this 18<sup>th</sup> day of June, in the year of 2025, before me Marjorie Williams, a notary public, personally appeared Edward Ulrich 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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Notary Public  
My Commission Expires on 5/31 2031