

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
APPLICANT: **OWNER:**
Jeremy Manska Jordan Driscoll
1655 N. 2nd Avenue 9498 Chestnut Hill Drive
Pocatello, ID 83201 Pocatello, ID 83204

REQUEST & BACKGROUND: Jeremy Manska 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 Yes
Councilperson Madsen	Voted Yes
Councilperson Selleneit	Voted Yes
Councilperson Ulrich	Voted Yes
Councilperson Ward	Voted Recused

Motion carried by a 4 to 0 vote.

Dated this 18th day of June, 2025.

Signed by (Chairperson) (Vice Chair)

ACKNOWLEDGEMENT CERTIFICATE

State of Idaho)

S.S.

County of Bannock)

On this 18th 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.

Notary Public
My Commission Expires on 5/31 2031

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My Commission Expires on 5/31/2031

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