

CRITERIA WORKSHEET & APPLICATION SUMMARY

Note: This exhibit does not represent staff analysis of information provided by the applicant supporters, or opponents; however, staff has identified policies which may be applicable to this particular request. Information submitted to the Planning Department prior to the mailing of the staff packet has been organized herein in relation to the applicable criteria for approval or denial. This worksheet is intended only to help identify if all relevant criteria have been addressed with supporting factual information and to provide a juxtaposition of any conflicting testimony that has been presented.

Type of request:

Setback Variance of 15 feet from an adjacent property line.

Description of application:

A request by Allan Smith and Rhonda Procell for a variance to allow a 15-foot setback in lieu of the 50-foot setback that is required to construct a pole structure in the industrial zone at 6191 Highway 3 Bovill in Section 25, Township 41 North, Range 01 West, B.M., in Latah County and reference as Assessor's Parcel Numbers RP41N01W259560A.

The completed application was received by the Latah County Planning and Building Department on August 25, 2015. The application was signed by the applicants, Allan Smith and Rhonda Procell.

Facts of application and the information submitted

Site Characteristics:

Size of Parcel: 0.35 acres
Floodplain: Zone "C"

Land Use and Regulations:

Comprehensive Plan Designation: Industrial/Commercial/Residential
Existing Zoning: Industrial
Existing Uses: Residential
Neighboring Zoning: Industrial
Neighboring Uses: Storage

Infrastructure/Services:

Water: Public
Sewer: Public
Access: Highway 3
Schools: Bovill School District
Fire Protection: Bovill Rural Fire District
Law Enforcement: Latah County Sheriff

APPLICABLE STATUTE, ORDINANCE, AND COMPREHENSIVE PLAN SECTIONS:

Local Planning Act: Idaho Code 67-6516

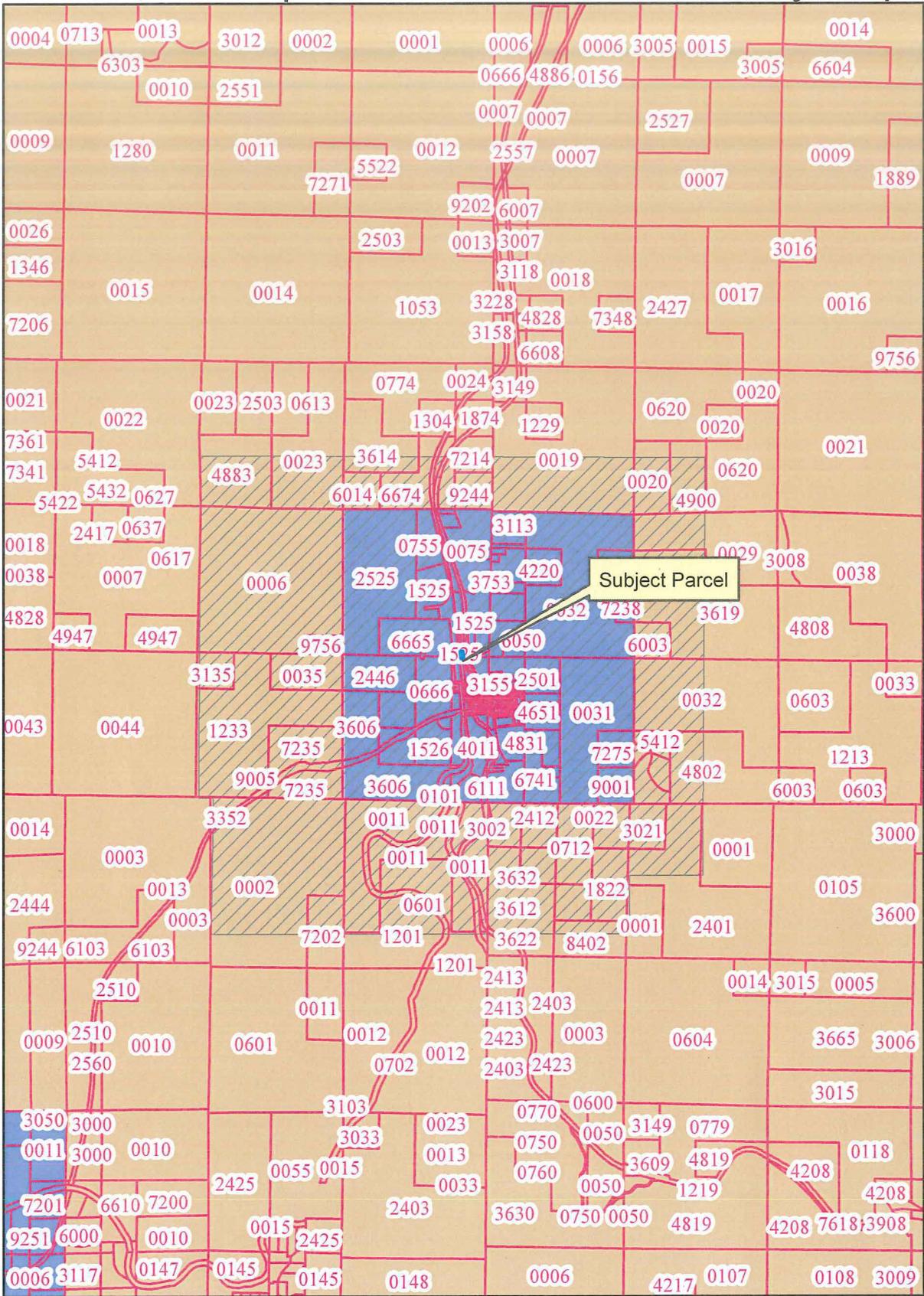
Latah County Land Use Ordinance # 269, as amended:

Section 3.05 Industrial
Article 7 Variances

Latah County Comprehensive Plan

VAR 958 Comprehensive Plan and Vicinity Map

Planning and Building Department



Note: This document is a representation only. Latah County bears no responsibility for errors or omissions.

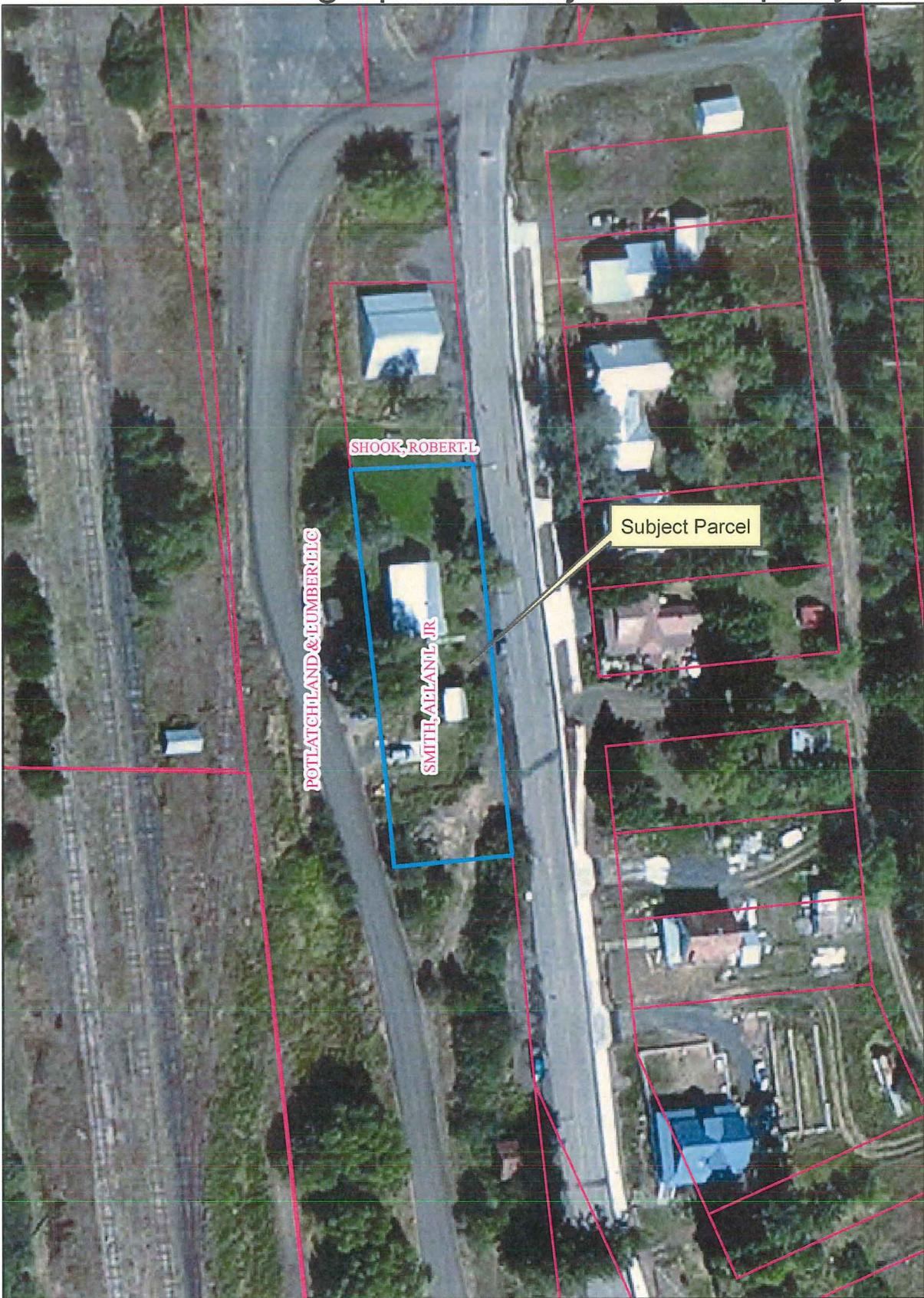
Created by: CAB



LCZC Hrg: VAR 958
 Applicant: **Smith**
 Exhibit #: 1A
 Date: 09/02/2015

VAR 958 Aerial Photograph and Adjacent Property Owners

Planning and Building Department



Note: This document is a representation only.
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Created by: CAB

0 40 80 160 Feet

CZC Hrg: VAR 958
Applicant: Smith
Exhibit #: 1C
Date: 09/02/2015



Application for Variance

Instructions

Please complete the application and required attachments. Incomplete applications or applications without all required attachments will not be accepted. A public hearing will be scheduled only after Staff has determined the application is technically complete. Please type or print plainly with dark ink.

Please submit to: **Latah County Department of Planning & Building**

Latah County Courthouse 522 S Adams, Room 205, P.O. Box 8068, Moscow, ID, 83843 (208) 883-7220

1. Applicant Information

a. Applicant Name <i>Allan L. Smith & Rhonda G. Howell</i>		b. Home Phone / Work Phone <i>208-826-3000</i>		c. Email	
d. Mailing Address <i>P.O. Box 655</i>		e. City <i>Bovill</i>		f. State <i>ID.</i>	g. Zip code <i>83806</i>
h. Property Owner (if different than applicant)		i. Home Phone		j. Work Phone	
k. Mailing Address		l. City		m. State	n. Zip code

2. General Site Information

a. Assessor's Parcel Number(s) <i>RP 41N01W259560 A</i>		b. Site Address (if applicable) <i>6191 Hwy 3</i>	
c. Road Used to Access Site <i>Residential</i>		d. Floodplain designation(s)	e. FEMA Panel #
f. Existing Uses			

Note: Sites within an Area of City Impact may require additional notification time prior to public hearings or a hearing before the other jurisdiction.

3. Service Provider Information (please attach additional information if requested)

a. Source of Potable Water (i.e. city, private well, water district) <i>city</i>	b. Sewage Disposal (i.e. city, sewer district or private septic system) <i>city</i>
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4. Adjacent Properties Information

a. Zoning of Adjacent Properties <i>Industrial</i>	b. Existing Uses of Adjacent Properties <i>Storage</i>
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5. Variance Information

Please indicate the section(s) of the Zoning Code for which the variance is sought and explain the circumstances that require the variance. Section 7.02 of the Latah County Land Use Ordinance states a variance shall only be used to modify setbacks, building height, yard or frontage requirements, and parking requirements on a lot or parcel of land prescribed by this ordinance.

Request Variance on setback ~~at~~ from edge of public right of way for storage roof construction

6. Authorization

The applicant does hereby certify that all of the above statements and information in any attachments transmitted herewith are true, and further acknowledges that approval of this application may be revoked if it is found that any such statements are false.

a. Signature of Applicant <i>Allan L. Smith & Rhonda Howell</i>	b. Date <i>8-25-15</i>
c. Signature of Property Owner (if different than applicant)	d. Date

7. Attachments

All attachments should be reproducible in black and white at 8 1/2" x 11"

- Fee:** (\$150.00) Make checks payable to Latah County.
- Completed Narrative Worksheet:** See instructions on the Rezone Narrative Worksheet.
- Site Plan:** The site plan should include a north arrow, location of roads and rights-of-way, and existing buildings; the location and dimensions of proposed facilities, improvements and operations; as well as any other details necessary for the Planning and Zoning Commission or Board of Adjustment to make a decision.
- Other Attachments:** The Zoning Commission / Staff shall have the authority to require any additional information it feels is necessary to make a fair recommendation on the rezone request.

Office Use Only

Date Received by County <i>8/25/2015</i>	Fee Amount <i>\$150</i>	Receipt No. <i>71</i>	By <i>CAB</i>
VAR # <i>958</i>	Date Determined Technically Complete		By
Hearing Date <i>2 Sept 2015</i>			

01/13/2013

LCZC Hrg: VAR 958
Applicant: Smith
Exhibit #: 2
Date: 09/02/2015



Variance Narrative Worksheet

Application Information

Applicant's Name

Allan L. Smith & Rhonda G. Procell

Phone Number

Purpose: To assist the Zoning Commission in making an informed decision regarding the applicant pursuant to the requirements of the Latah County Land Use Ordinance

Instructions: Please respond to each section of this form. If you need more space, you may attach additional sheets to the worksheet.

Description of Proposal

Describe your proposal in detail. Include all aspects of your proposal.

To Construct Roof over existing cement PAD
TO STORE CAMP TRAILER UNDER

Existing Uses of Property

Please describe what uses, structures and features currently occupy the property.

Residential House and Storage Buildings

Relevant Criteria and Standards

Please respond to each of the criteria listed in Section 7.02.02 of the Latah County Land Use Ordinance by explaining how your proposal meets each criteria. If the provided space is insufficient, please attach your responses to this packet.

The variance will not be detrimental to the public interest or other property in the vicinity of the proposed variance.

Proposed Variance will not be detrimental to public interest

Compliance with setbacks, building height, yard or frontage requirements, and parking requirements prescribed would deny the property owner an otherwise permitted use on the property due to the parcel's peculiar physical characteristics.

Compliance with setback rules would not allow construction of storage roof as needed.

CZC Hrg: VAR 958
Applicant: Smith
Exhibit #: 2A
Date: 09/02/2015

VAR #958 – Staff Introduction

VAR #958 – A request by Allan Smith for a variance to allow a 15-foot setback in lieu of the 50-foot setback that is required to construct a pole structure in the industrial zone at 6191 Highway 3 Bovill in Section 25, Township 41 North, Range 01 West, B.M., in Latah County and reference as Assessor's Parcel Numbers RP41N01W259560A.

1. Section 7.02.01 requires that an application for a variance shall be made by the owner of the affected property.

The application was signed and submitted by the property owner, Allan Smith, to the Planning and Building Department.

2. Section 3.05.04 of the Latah County Land Use Ordinance requires that all structures, exterior storage, and exterior activities shall be a minimum of 50 feet from any property line not zoned Industrial and a minimum of 50 feet from any public right-of-way.

3. Section 7.02.02 states that the Zoning Commission may grant a variance if the Commission finds that the proposed variance meets each of the following criteria:

1. The variance will not be detrimental to the public interest or other property in the vicinity of the proposed variance.
2. Compliance with setbacks, building height, yard or frontage requirements, and parking requirements prescribed would deny the property owner an otherwise permitted use on the property due to the parcel's peculiar physical characteristics.

If the Zoning Commission finds that a variance is essential to the public health, safety, or welfare, such use may be permitted even if the use is not found to meet the criteria listed above.

Exhibits will now be entered into the record.

The following exhibits were submitted with the staff packet:

EXHIBITS:

Exhibit #1.	Criteria Worksheet and Application Summary
Exhibit #1A.	Latah County Comprehensive Plan and Vicinity Map
Exhibit #1B.	Zoning Map
Exhibit #1C.	Adjoining Property Owners and Aerial Photograph Map
Exhibit #2.	Application Form (Submitted by Applicant)
Exhibit #2A.	Applicant's Narrative (Submitted by Applicant)
Exhibit #2B.	Site Plan (Submitted by Applicant)
Exhibit #3.	Staff Introduction for Latah County Zoning Commission public hearing for VAR #958 on September 2, 2015

That is all staff has unless the Commission has questions.