

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 30 feet from an adjacent property line.

Description of application:

A request by Marvin and Tamara Burnette for a variance to allow a 30-foot setback in lieu of the 35-foot setback from an adjacent property line at 2104 Park Road, in Section 09, Township 39 North, Range 01 West, B.M., in Latah County and referenced as Assessor's Parcel Number RP39N01W098857A.

The completed application was received by the Latah County Planning and Building Department on August 11th, 2015. The application was signed by the applicant, Tamara Burnette.

Facts of application and the information submitted

Site Characteristics:

Size of Parcel: 1 acre
Floodplain: Zone "C"

Land Use and Regulations:

Comprehensive Plan Designation: Productive
Existing Zoning: Agriculture Forest
Existing Uses: Residential
Neighboring Zoning: Agriculture Forest
Neighboring Uses: Agriculture/Forestry/Residential

Infrastructure/Services:

Water: Private Well
Sewer: Septic
Access: Park Road
Schools: Deary School District
Fire Protection: Deary Rural Fire District
Law Enforcement: Latah County Sheriff

APPLICABLE STATUTE, ORDINANCE, AND COMPREHENSIVE PLAN SECTIONS:

Local Planning Act: Idaho Code 67-6516

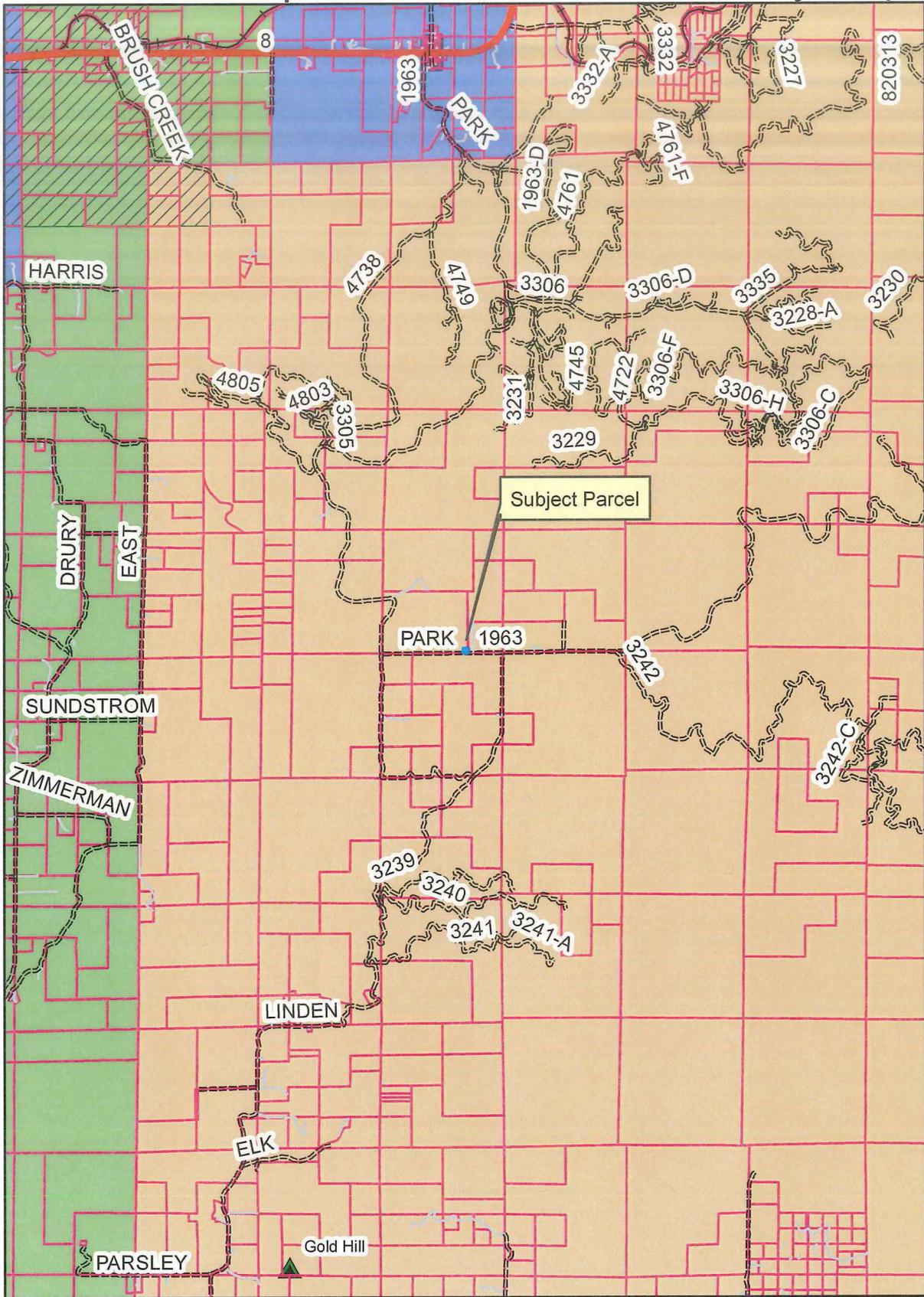
Latah County Land Use Ordinance # 269, as amended:

Section 3.01 Agriculture Forest
Article 7 Variances

Latah County Comprehensive Plan

VAR 957 Comprehensive Plan and Vicinity Map

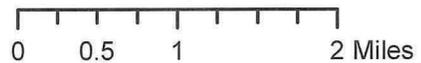
Planning and Building Department



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

Created by: CAB

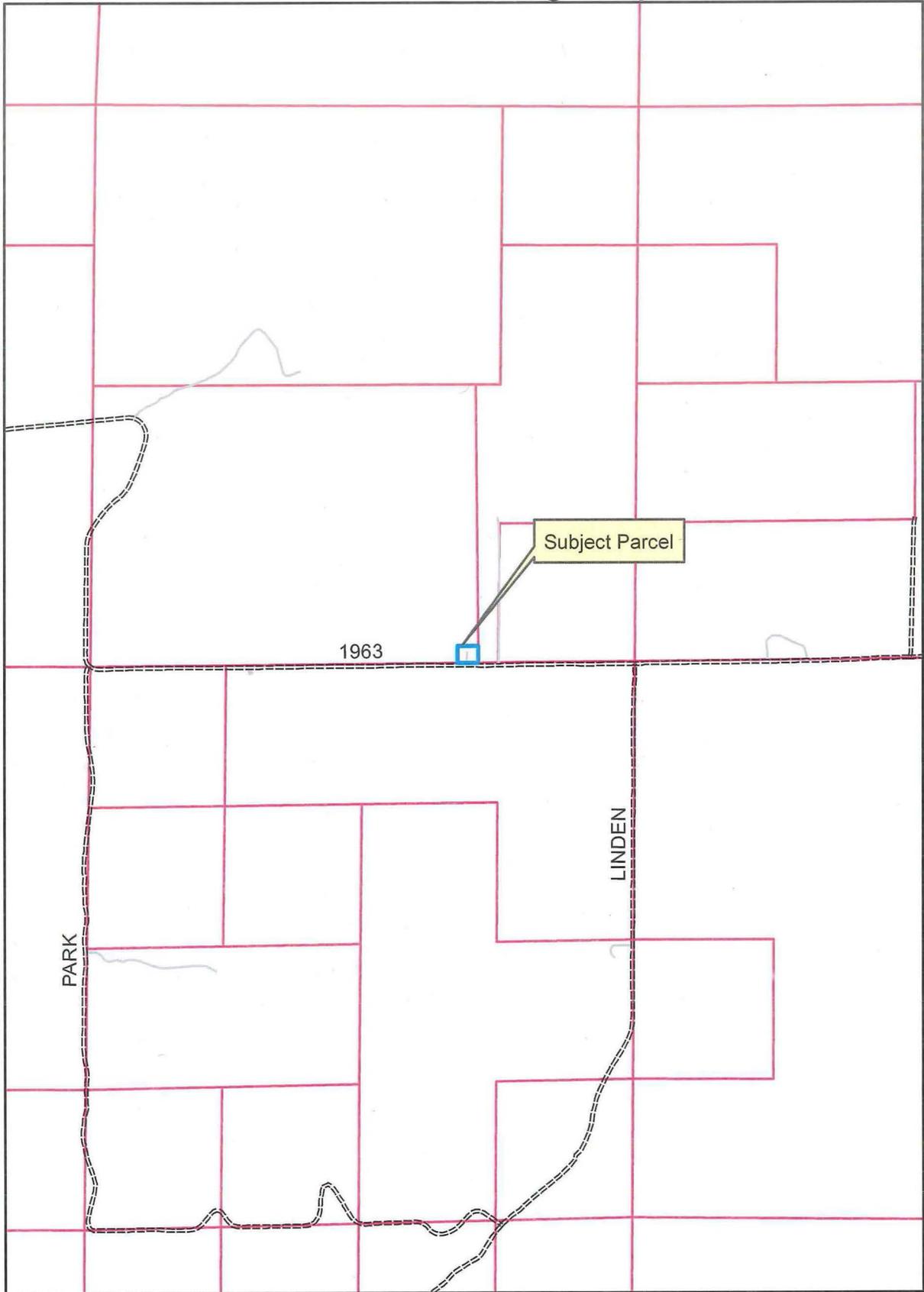
Comprehensive Plan	ICR
AFR	PRODUCTIVE
AOI	RURAL



LCZC Hrg: VAR 957
 Applicant: Burnette
 Exhibit #: 1A
 Date: 08/19/2015

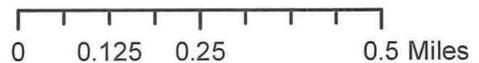
VAR 957 Zoning Map

Planning and Building Department



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Created by: CAB



- | | | |
|----------------------|-----------------------------|---------------------------|
| Agriculture Forestry | Motor Business | Rural Residential |
| Commercial | Multiple Family Residential | Single-Family Residential |
| Industrial | Municipality | Suburban Residential |

LCZC Hrg: VAR 957
 Applicant: Burnette
 Exhibit #: 1B
 Date: 08/19/2015

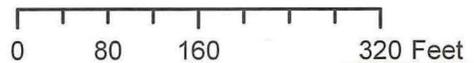
VAR 957 Aerial Photograph and Adjacent Property Owners

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 957
Applicant: Burnette
Exhibit #: 1C
Date: 08/19/2015



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 MARVIN and TAMARA BURNETTE	b. Home Phone / Work Phone 208-875-0368	c. Email	
d. Mailing Address 1075 E BEPLATE LN	e. City POTLATCH	f. State ID	g. Zip code 83855
h. Property Owner (if different than applicant) MARVIN M BURNETTE	i. Home Phone cell phone 208-596-4457	j. Work Phone 208-301-1213	
k. Mailing Address SAME	l. City	m. State	n. Zip code

2. General Site Information

a. Assessor's Parcel Number(s) RP39N01W098857A	b. Site Address (if applicable) 2104 PARK RD DEARY, ID 83823
c. Road Used to Access Site PARK RD → DEARY, ID. 83823	d. Floodplain designation(s)
e. FEMA Panel #	
f. Existing Uses RESIDENTIAL HOME	

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) PRIVATE WELL	b. Sewage Disposal (i.e. city, sewer district or private septic system) SEPTIC SYSTEMS
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4. Adjacent Properties Information

a. Zoning of Adjacent Properties A/F	b. Existing Uses of Adjacent Properties AG
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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.

3.01.04

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>Tamara Burnette</i>	b. Date 8/11/15
c. Signature of Property Owner (if different than applicant)	d. Date

Office Use Only

Date Received by County 8/11/2015	Fee Amount 200	Receipt No. 45	By CAB
VAR # 957	Date Determined Technically Complete		By
Hearing Date 8/19/2015			

7. Attachments

All attachments should be reproducible in black and white at 8½" x 11"

- Fee:** (\$200.00) 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.



Variance Narrative Worksheet

Application Information

Applicant's Name

MARVIN + TAMARA BURNETTE

Phone Number

208-301-1213

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.

WE WOULD LIKE TO REQUEST A 5' VARIANCE TO ALLOW US TO GET A BUILDING PERMIT TO PUT A CEMENT FOUNDATION UNDER OUR MANUFACTURED HOME IN ORDER TO CONFORM IT TO "REAL PROPERTY." THIS HOME IS GOING TO BE MADE REAL PROPERTY WITH FOOTINGS + TIE-DOWNS.

Existing Uses of Property

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

RESIDENTIAL HOME

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.

NO DETRIMENT TO PUBLIC, THE ONLY CHANGE WILL BE CEMENT VS. WOOD SKIRTING, ON A HOME THAT HAS BEEN ON THIS PROPERTY FOR 20+ YEARS

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.

WE ARE REQUESTING A VARIANCE ON PROPERTY SETBACKS BECAUSE THIS PROPERTY IS ALREADY A FUNCTIONING HOME WITH A WELL, ELECTRICITY AND SEPTIC AND DRAIN FIELD IN PLACE. THIS PARCEL IS ONE ACRE AND EVERYTHING IS ALREADY IN PLACE AND IT WOULD BE VERY COSTLY AND DIFFICULT TO MOVE THIS HOUSE. WE ARE ONLY REQUESTING THAT A FOUNDATION BE PUT UNDER EXISTING HOME.

LCZC Hrg: VAR 957
Applicant: Burnette
Exhibit #: 2A
Date: 08/19/2015

Map



N
E

LCZC Hrg: VAR957
Applicant: Burnette
Exhibit #: 28
Date: 08/19/2015

VAR #957 – Staff Introduction

VAR #957 – A request by Marvin and Tamara Burnette for a variance to allow a 30-foot setback in lieu of the 35-foot setback from an adjacent property line at 2104 Park Road, in Section 09, Township 39 North, Range 01 West, B.M., in Latah County and referenced as Assessor's Parcel Number RP39N01W098857A.

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, Tamara Burnette, to the Planning and Building Department.

2. Section 3.01.04 of the Latah County Land Use Ordinance requires that all structures shall be a minimum of 35 feet from any property line not abutting a 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 #957 on August 19 th , 2015 |

That is all staff has unless the Commission has questions.

BURNETTE, MARVIN M OR
& BURNETTE, STELLA L
2104 PARK RD
DEARY ID 83823-9786

1991 MARETTE 48 X 27
SER #H005385A
TI #A91343777

HO MANUFACTURED HOUSING PROPERTY RECORD

Sheet No. ___ of ___

Manufactured By Marlette Year Built 1991
e Name Forrest Manor TI# 91343777
h 2827 Length 48 Serial No. H005385A

Code 4625 Market Grade 84
Remodeled _____
Effective Age _____
Effective Year _____
Date Occupied 7-1-91

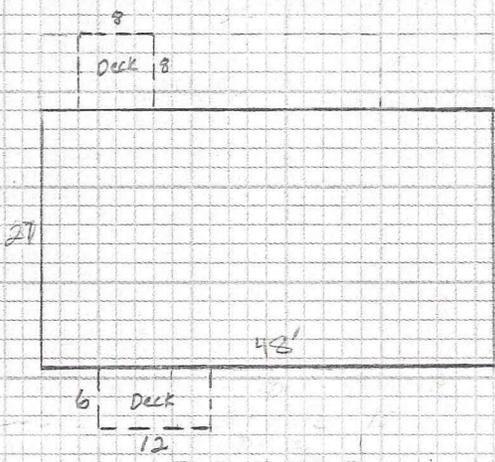
VALUES SUMMARY		Year	Year
Mobile Home	\$	<u>1991</u>	
Garage	\$		\$
Carport	\$		\$
Other Improvements	\$		\$
Total Improvements	\$		\$
Land	\$		\$
TOTAL MARKET VALUE		\$	\$

Property Address 2104 Park Rd DEARY
Titulud 6-28-91

Inspected By CP Date 8-22-91 Rev Yr 91
 Computed By JC Date 8-16-91 Rev Yr 2002
 Certified Appraiser GC Date 11-1-89 Rev Yr 2007
 Assessor GC Date 9-17-88 Rev Yr 09
 Reinspection RJAA Date 9-10-13 Rev Yr 14

Purchase Price \$ 33,500 Date 6-91
Asking _____
Rent Per _____

| DECAL NO. |
|-----------|-----------|-----------|-----------|-----------|
| 19 | 19 | 19 | 19 | 19 |



LAND INFORMATION

01 NEIGHBORHOOD		02 OFF-SITE IMPROVEMENTS		03 TOPOGRAPHY		04 WATER FRONT PROPERTY		05 ON-SITE UTILITIES		
01 Urban	06 Stable	Street:	04 Asp	LATAH COUNTY		RECEIPT: 0007014486		TITLE: A91343777		
02 Suburban	07 Improving	01 None	05 Gr	VIN: H005385A		OTHER DATA		1991 MARO HS 48 28 MFRD HM FOREST MANOR		
03 Rural	08 Declining	02 Public Access	06 Sid	DM: MARLETTE HOMES, INC.		PREVIOUS OWNER: ENGER, KARL W		CURRENT OWNER(S):		
04 Recreational		03 Private Access	07 Cui	BURNETTE, MARVIN M		OR		BURNETTE, STELLA L		
06 SUBJECT DIMENSIONS	07 SH	01 Location	P F	2104 PARK RD		DEARY, ID 83823		LIENHOLDER:		
Frontage	01	02 Amenities	P F	WASHINGTON MUTUAL SAVINGS		409 N MAIN		MOSCOW, ID 83843		
Depth	02	03 Landscaping	P F	RECORDED: 08/19/1997 12:01		PRINTED: 0		LCZC Hrg: VAR 957		
Other	03	04 View	P F	Applicant: Burnette		Exhibit #: 4		Date: 08/19/2015		
	04	05 Detriments	Few	39N01W098857						
	05	06 Zoned								
09 COMPOSITE ADJUSTMENT	06									
CAT	LOC	CLASS	TYPE	UNIT	QTY	CC				
APPRaiser: _____	APPRaisal DATE: _____	REVIEW: _____								
REINSPECTED APPR. _____	DATE _____	REVIEW: _____								

PREVIOUS OWNER: ENGER, KARL W
 CURRENT OWNER(S):
 BURNETTE, MARVIN M
 BURNETTE, STELLA L
 2104 PARK RD
 DEARY, ID 83823
 LIENHOLDER:
 WASHINGTON MUTUAL SAVINGS
 409 N MAIN
 MOSCOW, ID 83843

RECORDED: 08/19/1997 12:01 PRINTED: 0

LCZC Hrg: VAR 957
 Applicant: Burnette
 Exhibit #: 4
 Date: 08/19/2015