

PUBLIC HEARING
KOOTENAI COUNTY HEARING EXAMINER
KOOTENAI COUNTY ADMINISTRATION BUILDING, ROOM 1
OCTOBER 19, 2017, THURSDAY, 6:00 P.M.
451 GOVERNMENT WAY, COEUR D'ALENE, IDAHO

I. CALL TO ORDER

II. OPENING REMARKS

III. NEW BUSINESS

- A. **Case No. VAR17-0004, a request by Blankenship Living Trust** for a variance of 17' to the 25' front yard setback on a parcel of land 0.345 acres in the Restricted Residential zone. The property has an existing residence. Due to the steepness of the site, it is very challenging to construct a garage and comply with the front yard setback requirements. The Applicant has recently constructed a building pad next to the access road for the garage to minimize driving on steep slopes to the primary residence in the winter conditions. As a result, the Applicant wishes to locate a new garage 8' away from the edge of a private road surface which bisects the property. Access to the property is from West Point Road, a private road. The parcel number is 08600000090 and described as: West Point Tracts 1st Addition, Tract 9 in Section 19, Township 48 North, Range 04 West, B.M., Kootenai County, Idaho. (*Vlad Finkel-Planner*)
- B. **Case No. CUP17-0008, a request by Roman Catholic Diocese of Boise** to expand an existing non-conforming Place of Assembly and Worship on 2.72 acre of land in the Restricted Residential zone. The main sanctuary building is 3,264 sq. ft. constructed in 1966. The current proposal is to construct a 74'x36' Fellowship Hall Building with a daylight basement for fellowship events, religious education/Bible study, and other functions normal for a church. There is no intent to have concurrent functions in the chapel and the fellowship hall since the hall's primary function will be for fellowship and/or education following worship services. Therefore, there will be no increase in vehicular traffic with the addition the accessory building. Effluent discharge from both buildings will be treated with 2,000 gallon tank and domed drainfield installed in 2014 as approved by Panhandle Health District. Domestic water is currently be provided by the City of Spirit Lake. Access to the subject parcel is provided via W. Maryland Street, a common driveway (within an access easement on a parcel immediately to the north) from N. 5th Avenue, extending from State Highway 41. The subject parcel of land is located within the Spirit Lake Area of City Impact. The existing sanctuary building is located 8 ft. from the rear property line. Therefore, the Applicant is seeking a variance of 17' to the 25' rear yard setback. The approval of a variance would allow the Applicant to make future improvements and expansion to the building. The subject property is located at 6284 W. Maryland Street. The parcel number is 53N04W-08-3800. The parcel is described as TAX #22112 [IN GL 1] in Section 8, Township 53 North, Range 04 West. B. M. Kootenai County, ID.

IV. ADJOURNMENT

Kootenai County does not discriminate against individuals or groups on the basis of disability in the admission or access to, or treatment in, its public meetings, programs, or activities. Requests for assistance or accommodations can be arranged by contacting Kootenai County Community Development at (208) 446-1070 with 48-hour notice. Further information can be obtained from the Kootenai County Community Development, 451 Government Way, P. O. Box 9000, Coeur d'Alene, Idaho 83816-9000 (208) 446-1070.