

PUBLIC HEARING
KOOTENAI COUNTY HEARING EXAMINER
KOOTENAI COUNTY ADMINISTRATION BUILDING, ROOM 1
JANUARY 4, 2018, 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. VAR17-0008**, a request by **Cody Bartels** for a 20 ft. variance to the 25 ft. front yard setback on a 6.439 acre parcel in the Agricultural Suburban zone. Specifically, the Applicant wishes to construct a shop 5 ft. from a private road easement due to the steepness of the property, solid granite/rock formations and a natural spring on-site. Pursuant to the Applicant's narrative, these conditions create an undue hardship making it very challenging to construct a shop elsewhere on the property. As a result, the most "feasible" location for a shop requiring the aforementioned variance is approximately 450 ft. away from the existing residence on-site. Access to the subject parcel is from S. Stoneriver Drive, a private road. The parcel number is 50N05W-08-1925 and described as: TX # 17969 [IN SE-NE] in Section 08, Township 50 North, Range 05 West, B.M., Kootenai County, Idaho. (*Vlad Finkel-Planner*)
- B. **Case No. VAR17-0009**, a request by **Cameron and Hollie Napora** for a 20' variance to the 25' front yard setback from Rowboat Lane and a 5' variance to the 10' side yard setback from both property side lines on a 0.241 acre parcel in the Restricted Residential zone. The property is waterfront and currently vacant. Due to the steepness of the site, Special Flood Hazard Area (SFHA) and the property being bisected by Rowboat Lane, it is not feasible to construct a residence meeting the required setbacks in the Restricted Residential zone. Therefore, the Applicant wishes to locate the new residence 5' away from the edge of a private road easement and 5' from both property side lines. Access to the property is via Rowboat Lane. The parcel number is OK084002003G and described as: Valhalla Park Tracts 1st Addition, Tax #22416 in Lot 3, Block 2 in Section 11, Township 49 North, Range 04 West, B.M., Kootenai County, Idaho. (*Vlad Finkel-Planner*)
- C. **Case No. ZON17-0010**, a request by **Brad Mahoney of P. S. P. Enterprises, Inc.**, to change the zoning classification of a single parcel of land totaling approximately 4.04 acres, from Agricultural to Commercial. The subject parcel is located on the east site of the intersection of N. Government Way and N. Highway 95. The parcel number is 52N04W-35-0050 and is described as TAX #8848, Section 35, Township 52 North, Range 04 West, Boise Meridian, Kootenai County, Idaho. (*Mel Palmer-Planner*)

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.