

PUBLIC HEARING
KOOTENAI COUNTY HEARING EXAMINER
KOOTENAI COUNTY ADMINISTRATION BUILDING, ROOM 1
APRIL 4, 2019, 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. VAR18-0009, a request by Patrick Magajna** for an 18' variance to the 25' front yard setback on a parcel in the Restricted Residential zone. Due to common ownership assessment reasons, the Assessor has this Lot 4 Block 1 and Lot 3 Block 2 of Split Rock Subdivision depicted as one 0.96 acre parcel. However, according to the recorded plat, they are still two separate lots. Specifically, the Applicant wishes to construct a residence with an attached garage on the south side of N. Split Rock Road. Due to the steep topography of the site, the Applicant cannot maintain the front yard setback. As a result, the residence with attached garage would be located 7' from the property line. Access to the property is via N. Split Rock Road, a road dedicated to the public. The parcel number is 0-7480-001-004-A and described as: Lot 4 Block 1 of Split Rock Subdivision in Section 17, Township 51 North, Range 03 West, B.M., Kootenai County, Idaho. *(Ben Tarbutton-Planner)*

B. **Case No. VAR19-0002, a request by Randy Heidenreich** for a 22'-8" variance to the 25' front yard setback on a 0.415 acre parcel in the Restricted Residential zone. Specifically, the Applicant wishes to improve an existing residence with the addition of a master bedroom suite, entry-way, and storage area. Due to the topographic constraints and the location of the existing septic tank, the Applicant cannot maintain the front yard setback. As a result, the proposed improvements would be located 2'-4" from Geneva Lane, a private road. The parcel number is 0-1535-001-005-0 and described as: Lot 5 Block 1 of Cove Point and 1/33 interest in the private road in Section 11, Township 47 North, Range 04 West, B.M., Kootenai County, Idaho. *(Ben Tarbutton-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.