

PUBLIC HEARING
KOOTENAI COUNTY HEARING EXAMINER
KOOTENAI COUNTY ADMINISTRATION BUILDING, ROOM 1
OCTOBER 1, 2015, 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. VAR15-0004, a request by Keith Benca** for a variance of 8.5' to the 25' front yard setback on a parcel of land approximately 0.286 acres in size in the Restricted Residential zone. The property is currently undeveloped with very steep slopes. The intent of the request is to construct a residence as close as possible to the existing road with minimal disturbance to the hillside. This would require a 16.5' setback from the right-of-way property line. Access to the property is off Lower Hayden Lake Road, a public road maintained by the Lakes Highway District. The property is located within the City of Hayden Area of City Impact. The parcel number is 0-3520-000-115-B and described as H L Honeysuckle Hills Building Sites, TAX # 13063 in Lot 115 Block 1 in Section 19, Township 51 North, Range 03 West, B.M., Kootenai County, Idaho. (*Vlad Finkel-Planner*)
- B. **Case No. VAR15-0005, a request by South Hayden Investment, Inc.,** for a variance of 10' to the 25' front yard setback on a parcel of land approximately 0.336 acres in size in the Restricted Residential zone. The property is currently undeveloped with very steep slopes. The intent of the request is to construct a residence as close as possible to the existing road with minimal disturbance to the hillside. This would require a 15' setback from the right-of-way property line. Access to the property is off Lower Hayden Lake Road, a public road maintained by the Lakes Highway District. The property is located within the City of Hayden Area of City Impact. The parcel number is 0-3520-000-118-0 and described as H L Honeysuckle Hills Building Sites, Lot 118 Block 1 in Section 19, Township 51 North, Range 03 West, B.M., Kootenai County, Idaho. (*Vlad Finkel-Planner*)
- C. **Case No. VAR15-0006, a request by BKB Development, LLC,** a request for a variance of twenty-five feet, from the twenty-five foot setback requirement, to allow building setbacks to be established from the property line (centerline of Flying Eagle Drive), instead of from the edge of the easement. Typically, required setbacks are measured from the edge of a road right-of way or easement. The project consists of eleven (11) lots within Johnson Meadows Estates. The parcel numbers are: 0-K152-001-004-0; 0-K152-001-005-0; 0-K152-001-006-0; 0-K152-001-012-0; 0-K152-001-013-0; 0-K152-001-015-0; 0-K152-001-016-0; 0-K152-001-017-0; 0-K152-001-018-0; 0-K152-001-019-0 and 0-K152-001-020-0. The Parcels are described as: JOHNSON MEADOWS ESTATES, LTS 4, 5, 6, 12, 13, 15, 16, 17, 18, 19 and 20 in BLK 1, in Section 06, Township 48 North, Range 03 West, B. M., 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.