

## NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a Public Hearing will be held at 6:10 p.m. on the 12<sup>th</sup> day of July 2022 before the Planning and Zoning Commission at Soda Springs City Hall, 9 West 2<sup>nd</sup> South. The Public Hearing is to consider the application of Fredrick Mark & Kerri Lynn Balls who are requesting approval of a variance into the twenty-foot (20') side yard setback requirement. The variance would allow a detached garage within the setback to be constructed and encroaching six feet (6') into the side setback for 310 North 2<sup>nd</sup> East, Soda Springs, Caribou County, Idaho. The property involved in this request is more specifically described as follows:

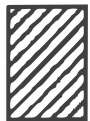
Lots 44 Mountain View Subdivision, Addition No. 1, according to the official plat thereof, as recorded in the office of the County Recorder of Caribou County, Idaho, under Recorder's Instrument No. 30867

If you would like an appointment time to speak, please email: [andrea@sodaspringsid.com](mailto:andrea@sodaspringsid.com) or call Andrea at 208-547-2600. Written comments or objections may be submitted to the City Hall at 9 West 2<sup>nd</sup> South, Soda Springs, Idaho 83276.

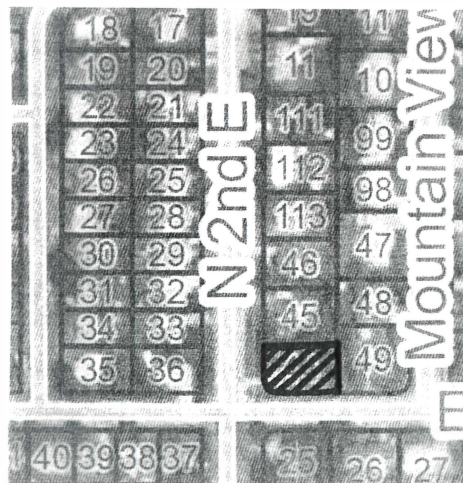
Any person needing special accommodations to participate in the above hearing should contact Soda Springs City Hall at 208-547-2600, at least seven (7) days before the hearing.



Andrea Haderlie, Planning & Zoning Secretary



Indicates Area Involve





## VARIANCE APPLICATION

Disclaimer: It is extremely difficult to get a variance approved. This process is intended for genuine hardships and all applications are critically reviewed by the commission at the public hearing.

1. **Name of Applicant:** Mark & Kerri Balls **Phone #:** 208-221-3260 **Address of Applicant:** 310 N 2nd East, Soda Springs **Address of Property:** 310 N 2nd East, Soda Springs, ID
2. **Legal description of property** (as shown on property deed and submit a copy of the property deed with the application): Lot 44, Mountain View Subdivision, Addition No. 1
3. **For what purpose is the variance requested (i.e. garage, shed, home addition etc.)?:** Location of detached Garage
4. **How much of a variance are you requesting to the following setbacks?**  
Backyard: n/a Side Yard: 6' Front Yard: n/a
5. **Are there special circumstances or characteristics regarding your property that if the variance is denied would cause:**
  - A. Undue loss in value of the property? Forcing the Garage back further would block ~~VIEW~~ <sup>VIEW AT KITCHEN WINDOW</sup>  
The addition would not proportion as well and meet architectural objectives causing loss of value.
  - B. Inability to preserve your rights as the property owner? The utilization of the the property would be damaged
  - C. Undue hardship due to characteristics of your property? The Garage is needed for cold climate.
6. Will the granting of your variance be detrimental to the public health, safety or welfare, or injurious to the property or improvements of other property owners, or effect the use or enjoyment of any of your surrounding neighbors' property? There is no harm intended. The variance would enable a more architectural pleasing product.

The variance process requires that surrounding property owners within 300 feet be notified of the requested variance. A notice must be published in the newspaper 15 days prior to a public hearing which will be held at the next regularly scheduled Planning & Zoning meeting. The Planning & Zoning Commission will make a recommendation to the City Council regarding the variance request. The City Council will then make the final decision at the next regularly scheduled council meeting. **An attached drawing is required highlighting the proposed construction in relation to the property lines with distances marked.**

As the applicant it is your responsibility to determine if there are any utility or other easements on your property prior to applying. These can be found on the official plats at the court house as well as your property deed. Typically variances are not granted if they infringe upon any easement on the property, unless in the event the easement has been abandoned. **Also it is advised that you call Dig Line at 811 to locate all utilities on your property prior to application; there is no fee to do this.** This will determine whether your proposed project will interfere with the current utility lines.

The clerk will compile a list of names and mailing addresses of all property owners and residents within three hundred (300') feet of the exterior boundaries of the land being considered. By submission of this application you agree to pay all costs incurred in the processing, publishing and mailing of the notices regarding your variance request. There is a \$100.00 filing fee, actual cost of newspaper publishing and mailings.

***Disclaimer:** A variance, if granted, is subject to restrictive covenants and conditions, if any, of the subdivision in which your property is located.*

F. Mark Ballb  
Signature of Applicant

4/6/22  
Date

April 4, 2022

Mark and Kerri Balls  
310 N 2<sup>nd</sup> East  
Soda Springs, Idaho  
fmballs@aol.com c-208-221-3260

Andrea Haderie  
Building Permit Dept.  
9 West 2<sup>nd</sup> South  
Soda Spring ID 82376

Dear Andrea,

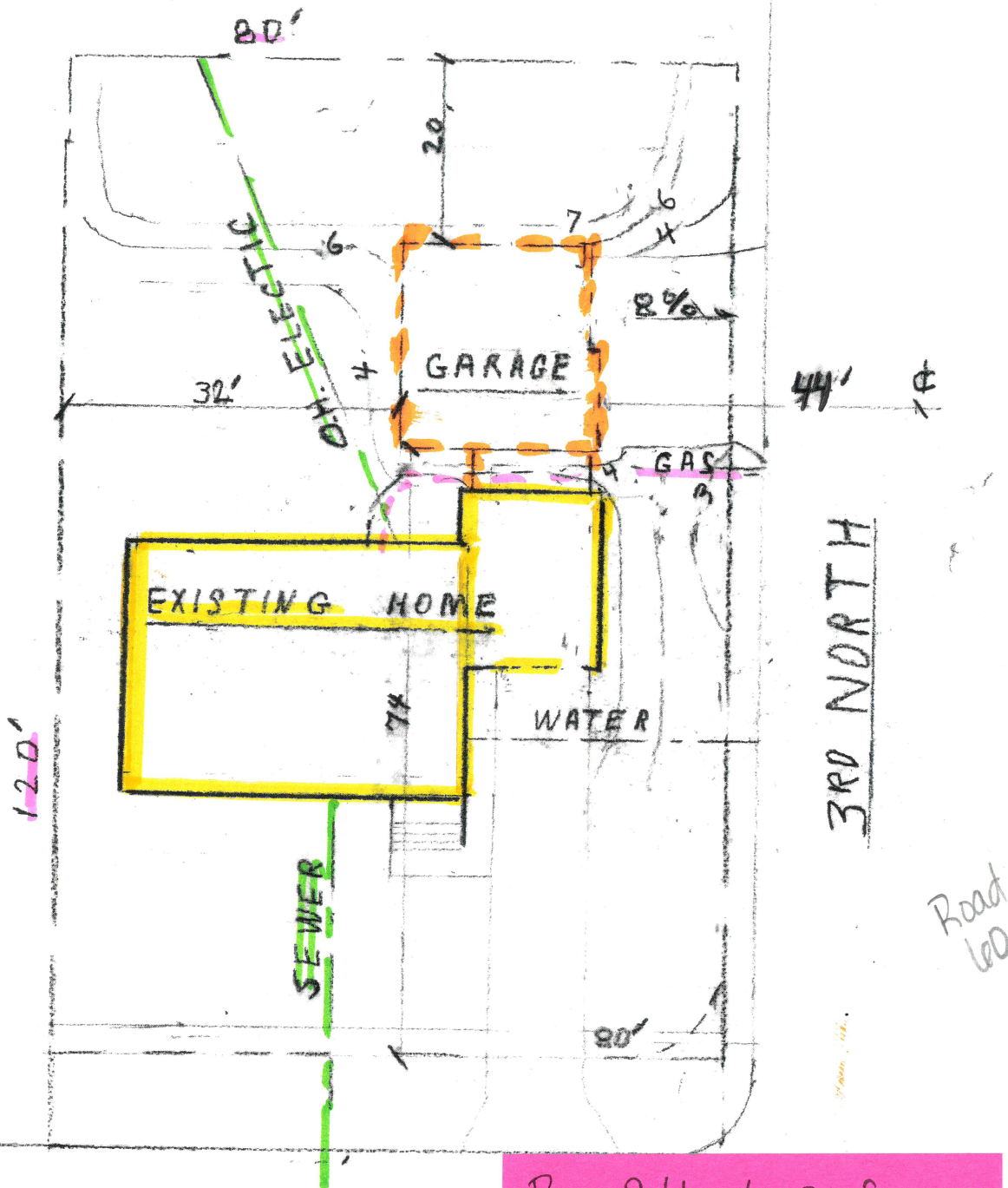
Please find the enclosed Building Permit Application with associated plot plan, floor plan, and elevations. A Variance Application is also included to address the South side property line setback.

The proposed project includes a semi-detached double car garage with breezeway on the SE side of the lot adjacent to 3<sup>rd</sup> North Street. The proposed garage addition is located directly behind the existing single car garage that enters from 2<sup>nd</sup> East Street. The existing overgrown spruce tree and stump would be removed.

Because we are still located in Alabama until early May, we would welcome any feedback or concerns. Implicit in all our desires is to construct the project that would be aesthetically pleasing to the neighborhood and community.

Sincerely,

  
Mark and Kerri Balls



N. 2<sup>ND</sup> EAST

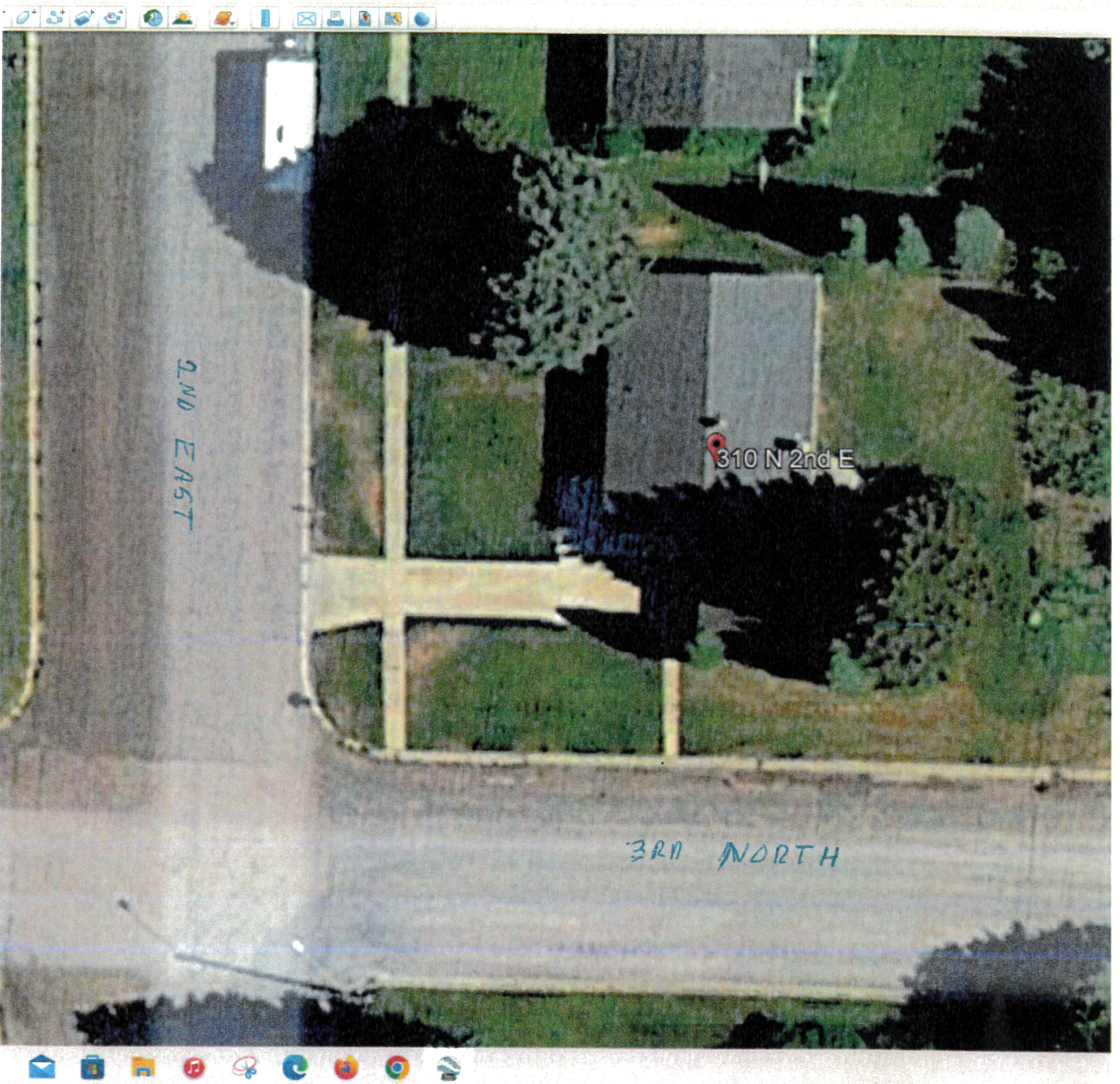
Rear Setback 20ft.  
Met it.

Side Setback 20ft  
Needs left **Variance**

Road 60 30/30

310 N 2<sup>ND</sup> EAST  
SITE PLAN  
1" = 20'





2ND EAST

310 N 2nd E

3RD NORTH