

Planning & Zoning Department



VARIANCE PERMIT

Variances can only be approved for the modification of the bulk and placement requirements of the LDC as to lot size, lot coverage, width, depth, front yard, side yard, rear yard, setbacks, parking space, height of buildings, or other LDC provisions affecting the size or shape of a structure or the placement of the structure upon lots, or the size of lots, as outlined in Idaho State Code 67-6516. Variances are considered through a quasi-judicial process. A variance is not a right or special privilege and may be granted only upon a showing of: a. Undue hardship because of characteristics of the site; and b. That granting of the variance is not in conflict with the public interest. All variance applications shall follow the noticing procedures set out in Section 4-1-2 of the LDC.

For Office Use Only

Fees Paid

☐ Check # _____ ☐ Credit Card ☐ Cash _____

Fees are non-refundable.

Requirement for Submittal: Ensure all requirements are included. *Incomplete applications will not be put on hold.* Incomplete and partial applications will be returned to applicant.

SECTION I: PERSONAL AND PROPERTY RELATED DATA

Owner Info

Owner Name: Good Timber Ranch, LLC (Nathan Godfrey)

Address: 1300 Good Timber Ranch Rd. Zip code: 83455

Project Location

Name of Applicant (if different than owner): Stillwater Design Group Phone: () (208)403-3160

Project Address (if different than owner address): RP03N45E227200 Zip code: 83455

Email: amber@stillwaterdesigngroup.com Zoning District: FH-10

Primary Contact (if not applicant): _____

Email: _____ Phone: () _____

Designated Primary Contact

☐ Owner ☒ Agent/Representative

Project Info

RP#: 03N45E227200

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AR Initial
JL

Page 1



I, the undersigned, have reviewed the attached information and found it to be correct. I also understand that the items listed below are required for my application to be considered complete and reviewed by the Planning Administrator and scheduled for public hearing.

DocuSigned by:
Applicant Signature: Amber G. Rounds Date: 4/9/2025
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I, the undersigned, am the owner of the referenced property and do hereby give my permission to be my agent and represent me in the matters of this application. I have read the attached information regarding the application and property to find it to be correct.

Signed by:
Owner Signature: Nathan Godfrey Date: 4/9/2025
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All items need digital copies as well as paper copies.

Checklist

- ☒ Complete application and fee.
- ☒ Site Plan
- ☒ Vicinity Map
- ☒ A written statement demonstrating the requested variance meets the review criteria below and other requirements of law.

N/A ☐ If the application relates to a public school facility, pursuant to Idaho Code section 67- 6519(3), documentation and studies sufficient for County consideration of impacts related to transportation, the use and zoning of surrounding properties, and other impacts relevant and appropriate to the application.

SECTION II: CONSIDERATION FOR APPROVAL

- ☒ A literal interpretation of the provisions of the LDC would effectively deprive the applicant of rights commonly enjoyed by other properties of the Zoning District in which the property is located.
- ☒ Granting the requested variance will not confer upon the property of the applicant any special privileges that are denied to other properties of the Zoning District in which the property is located.
- ☒ The requested variance will be in harmony with the purpose and intent of the LDC and will not be injurious to the neighborhood or to the general welfare.
- ☒ The special circumstances are not the result of the actions of the applicant.
- ☒ The variance requested is the minimum variance that will make possible the proposed use of the land, building, or structure.
- ☒ The variance does not permit a use of land, buildings or structures, which are not permitted by right in the Zoning District or the LDC, including Chapter 5.
- ☒ Granting of the variance is not in conflict with the public interest.
- ☒ The variance does not reduce the lot size below the minimum lot size allowed in the Zoning District, except as provided in section 1-8.

SECTION III: PLANNING ADMINISTRATOR/DESIGNEE REVIEW/ACTION

Application is submitted on the _____ day of _____, 20____.

Application is deemed complete and accepted on the _____ day of _____, 20____.

