



CITY OF Caldwell, Idaho

786.44
Planning & Zoning

HEARING REVIEW APPLICATION

Type of Review Requested (check all that apply)

- Annexation
- Appeal/Amendment
- Comprehensive Plan Map Change
- De-Annexation
- Ordinance Amendment
- Rezone
- Special Use Permit
- Subdivision- Preliminary Plat
- Subdivision- Final Plat
- Subdivision- Short Plat
- Time Extension
- Variance
- Other _____

RECEIVED
MAR 07 2017

STAFF USE ONLY:

File number(s): VAR 17-01

POB 5 Variance

Project name: _____

Date filed: 3/7/17 Date complete: _____

Related files: APP 17-01

POB 5 Structure Hours

Subject Property Information

Address: 1214 E. Chicago St. Parcel Number(s): R05021

Subdivision: _____ Block: _____ Lot: _____ Acreage: _____ Zoning: TN

Prior Use of the Property: Minimum Security Male Detention Center

Proposed Use of the Property: SAME

Applicant Information:

Applicant Name: Canyon County Phone: 454-7473

Address: 1115 Albany, Suite 136 City: Caldwell State: ID Zip: 83605

Email: PNavarro@hotmail.com Cell: (208) 550-9915

Owner Name: - SAME - Phone: _____

Address: _____ City: _____ State: _____ Zip: _____

Email: _____ Cell: _____

Agent Name: (e.g., architect, engineer, developer, representative) _____

Address: _____ City: _____ State: _____ Zip: _____

Email: _____ Cell: _____

Authorization

Print applicant name: Paul Navarro

Applicant Signature: Paul Navarro for Canyon County Date: 3-2-17

17-1

Project Name: <i>Pod 5 Variance</i>	File #: <i>VAR-17-01</i>
Applicant/Agent: <i>Paul Norwood</i>	

Applicant (v)	Description	Staff (v)
	Completed and signed Hearing Review Application	
	Narrative fully describing the request, including the following: <ul style="list-style-type: none"> ➤ Specific city code ordinance standard for the variance ➤ Reasons for the variance and the undue hardship ➤ Site-specific limitations and/or impediments on the property creating the undue hardship ➤ Any other pertinent information to the request. Please remember the applicant has the burden of proof to show why their request should be granted 	
	Warranty deed for the subject property	
	Signed Property Owner Acknowledgement (if applicable)	
	Vicinity map, showing the location of the subject property	
	Neighborhood Meeting sign-in sheet	
	Fee	

Variance Being Requested Please check one of the following:

<input type="checkbox"/> Minimum Lot Area (square feet) <input type="checkbox"/> Minimum Lot Width <input type="checkbox"/> Minimum Lot Frontage <input type="checkbox"/> Minimum front yard setback <input type="checkbox"/> Minimum rear yard setback <input type="checkbox"/> Minimum interior side yard setback <input type="checkbox"/> Minimum street side yard setback	<input type="checkbox"/> Maximum building height <input type="checkbox"/> Minimum required parking spaces <input checked="" type="checkbox"/> Any other zoning ordinance provision affecting the size or shape of a structure, building, placement of structure or building upon a lot, or size of the lot. Please specify: <i>fence locations, heights, & razor wire</i>
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STAFF USE ONLY:

Date Application Received: *3/7/2017*

Received by: *JW*

Proposed Hearing Date: *4-11-17*

Hearing Body: *POZ*

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APPLICATION FOR VARIANCE

Variations allowed under Section 10-03-05

Please check one (1) of the following: (a separate application is required for each variance request)

- Minimum lot area (square feet)
- Minimum lot width
- Minimum lot frontage
- Minimum front yard setback
- Minimum rear yard setback
- Minimum interior side yard setback
- Minimum street side yard setback
- Maximum building height
- Minimum required parking spaces
- Any other zoning ordinance provision affecting the size or shape of a structure or building or the placement of a structure or building upon a lot, or the size of lots (please note this pertains only to items in the zoning ordinance and no other ordinance). Specify: _____

Please have the Senior Planner verify that the request can be processed as a Variance under Section 10-03-05.

Senior Planner

Date

APPLICATION FOR VARIANCE
City of Caldwell Planning and Zoning Department
621 E. Cleveland Blvd., Caldwell, ID 83605
Phone: (208) 455-3021

PROPERTY OWNER: Canyon County PHONE: 454-7473

PROPERTY OWNER ADDRESS: 1115 Albany st. City, State, Zip: Caldwell ID 83605

*PROPERTY OWNER EMAIL: PNAVARR@CANYONCO.ORG
(*Requested so we may email the property owner our Staff Report)

DEVELOPER NAME: _____ PHONE: _____

DEVELOPER ADDRESS: _____ City, State, Zip: _____

*DEVELOPER EMAIL: _____
(*Requested so we may email the developer our Staff Report)

ENG/SURV/PLANNER NAME: _____ PHONE: _____

ENG/SURV/PLANNER ADDRESS: _____ City, State, Zip: _____

*ENG/SURV/PLANNER EMAIL: _____
(*Requested so we may email the engineer/surv/planner our Staff Report)

SITE PARCEL #: R
(The R number is the tax ID number and is obtained from the county assessor's office)

SITE ADDRESS: 1214 E. Chicago St., Caldwell ID. 83605

TOTAL # OF ACRES OF SITE: _____ CURRENT ZONE DESIGNATION: _____

I understand this application shall not be considered complete (nor shall a hearing date be scheduled) until all required information has been submitted and said information has been verified by the Senior Planner. All the information, statements, attachments and exhibits transmitted with this application are true to the best of my knowledge.

PROPERTY OWNER SIGNATURE Paul Navarro for Canyon County DATE 2-2-17

DEVELOPER SIGNATURE _____ DATE _____

ENG/SURV/PLANNER SIGNATURE _____ DATE _____

FOR OFFICE USE ONLY

FEES: \$ _____ Date Received: _____ Received by: _____ Verification of Completeness By: _____ Date: _____

PL

The following attachments MUST accompany this application or the application will not be accepted:

Developer
Initials

P&Z
Verified

- 1. Site Plan – must show all property lines, dimensions of all property lines, existing buildings or, existing fencing, proposed fencing if any, approaches.**
- 2. Copy of all pages of the recorded deed for the site**
- 3. Completed Neighborhood Meeting form.**
- 4. Application Fee (checks payable to City of Caldwell. Please ask the Senior Planner for the correct application fee).**

Variance from 8' fence height limit to allow a 12' fence along Chicago Street and adjacent the Pod 5 minimum security male detention center. Variance to allow 15' height of rec yard fence structure.

4) Granting A Variance:

A. A variance shall only be granted when all of the following hold true:

1. There has been a showing of undue hardship because of characteristics of the site which are either:

(A) Size, location, configuration or dimensions of the site; or

(B) Topographic or other physical site conditions which render the site unique from adjoining properties.

The location of the Pod 5 facility and the recreation yard adjacent to a residential area warrants additional fence height to prevent escapes by inmates.

2. Granting of the variance does not constitute a right or special privilege by the applicant.

Canyon County has a responsibility to maximize public safety and thus the granting of the taller fence at the Pod 5 facility and recreation yard is not a special right or privilege.

3. Granting of the variance is not in conflict with the public interest.

The variance is not in conflict with the public interest as the 12' fence height for the Pod 5 facility and the 15' fence structure at the recreation yard increases public safety by preventing the escape of jail inmates.

4. Granting of the variance will not be injurious to the property or improvements of adjacent property owners or interfere with the enjoyment of such property or improvements thereon.

The 12' fence will not negatively affect any views of the Pod 5 facility from other properties on Chicago Street as it is lower than the overall building height and thus will blend into the current visual background of the existing structure. The improvement to public safety from having a taller fence will benefit adjacent property owners.

5. Granting of the variance will not be materially detrimental to the public health, safety or welfare.

The variance will improve public safety by preventing the escape of jail inmates.

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PLEASE ANSWER THE FOLLOWING QUESTIONS IN DETAIL. PLEASE ATTACH ADDITIONAL SHEETS IF NECESSARY.

1. PLEASE LIST THE ORDINANCE STANDARD FOR WHICH A VARIANCE IS BEING REQUESTED (each variance requested requires a separate application):

Required Standard _____

Requested Variance _____

2. EXPLAIN THE UNDUE HARDSHIP BASED UPON CHARACTERISTICS OF THE SITE (size, location, configuration or dimensions of the site; or topographic or other physical site conditions which render the site unique from adjoining properties): _____

3. EXPLAIN WHY THE GRANTING OF THE VARIANCE WOULD NOT CONSTITUTE A RIGHT OR SPECIAL PRIVILEGE: _____

4. EXPLAIN WHY THE GRANTING OF THE VARIANCE IS NOT IN CONFLICT WITH THE PUBLIC INTEREST: _____

5. WILL GRANTING OF THE VARIANCE BE INJURIOUS TO THE PROPERTY OR IMPROVEMENTS OF ADJACENT PROPERTY OWNERS OR INTERFERE WITH THE ENJOYMENT OF SUCH PROPERTY OR IMPROVEMENTS THEREON? Yes No

Why or why not? _____

6. EXPLAIN WHY GRANTING THE VARIANCE WILL NOT BE MATERIALLY DETRIMENTAL TO THE PUBLIC HEALTH, SAFETY, OR WELFARE:

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