Ponderay - City Planning

Variance Application

Site/Project Information	
Brief Project Description:	Ponderay Cottages LLC is requesting variance approval, to allow for a 5-foot side flanking setback where 10-feet is required by code
Project Representative:	City of Ponderay
E-mail:	Ebrubaker@ponderay.org
Phone #'s:	208-265-5468
Location:	2-57N-2W
Legal Description:	Ponderay Cottages, Lot 17, Bonner County Records, BK 17, Page 45

Applicant/Owner Information	
Name:	Ben McGrann
Legal Owner:	Ponderay Cottages, LLC
Signature:	
Mailing Address:	P.O. Box 531, Dover, ID 83825
E-Mail:	ben@actusprojects.com
Phone #'s:	206-696-8239

Ponderay Planning Department	
File Number: VR21-003	
Fees:	
Zoning:	
Received By :	**Date:**
Comments:	

NARRATIVE

In 2021, the City of Ponderay processed an application for the Ponderay Cottages plat, using the urban reserve density allocation provision of Ponderay City Code. This plat included dedications along Dustarr Lane and McNearney Road as well as dedication and construction of internal alleys. The provisions of the Urban Reserve density allocation allow a developer to plat at a slightly reduced lot size so long as the entitled gross density of the parent parcel is not exceeded. This allows the City to avoid penalizing a developer for dedicating lands for public benefit.

Lot 17 of the Cottages Plat contains frontage on both Dustarr Lane and McNearney Road, resulting in a side flanking street setback of 10-feet. The typical side yard setback for residential development is 5-feet. Prior to dedication of the additional 10-feet of right-of-way along McNearney Road, the Lot 17 boundary and the edge of McNearney Road right-of-way would have been located 15-feet from the proposed structure. However, post dedication the previously designed structure would be located 5-feet from the edge of the right-of-way, thus creating the need for a variance.

Approval of this variance would have no effect on the utilities in this area.

Approval of the setback reduction would not create a hazard or concern relating to visibility. The proximity of the proposed structure to the travel surface of McNearney Road will remain unchanged

The proposed structure is oriented with parking located to the north. There is no vehicular access proposed to McNearney Road.