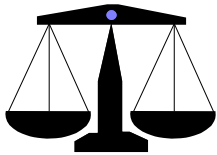


**MINUTES
KOOTENAI COUNTY HEARING EXAMINER
PUBLIC HEARING**

**OCTOBER 6, 2011
KOOTENAI COUNTY ADMINISTRATION BLDG.
ROOM 1**

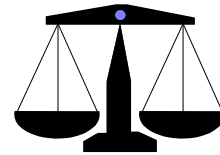
**HEARING EXAMINER
MIKE TEDESCO**

**STAFF PRESENT
JAY LOCKHART
SCOTT CLARK
KATHRYN FORD**



**MINUTES
PREPARED BY:**

KATHRYN FORD
Recording Secretary



**MINUTES
REVIEWED BY:**

JAY LOCKHART
Planner II



MIKE TEDESCO
Hearing Examiner

The Official Record of Public Hearing is on a CD recording available at the Kootenai County Community Development.

Mike Tedesco called the meeting to order at 6:04 p.m.

The Hearing Examiner explained that the purpose of the public hearing is to take testimony on the items that appear on the agenda.

The Hearing Examiner will review the testimony presented and make written recommendations to the Board of County Commissioners, who will make the final decision.

The hearing was adjourned at 6:11 p.m.

HEARING EXAMINER MINUTES
OCTOBER 6, 2011

CASE NO. VAR11-0005

Type: Variance, a request by Keith Kadel for a variance to the setback requirements of Kootenai County Zoning Ordinance #401. The request is for a variance of 25' to the 25' front yard setback or zero lot line adjacent to the road easement. The variance will allow the applicant to re-construct an existing cabin that has fallen into disrepair. The building will be constructed at an angle adjacent to E. Hayden Lake Road. The site is located at 4529 E. Hayden Lake Road, Hayden, on 0.269 acres located in the Restricted Residential zone. The property is described HONEYSUCKLE HILLS BLDG SITES, LT 48 BLK 1 AND TAX # 17811 in Section 20, Township 51 North Range 03West, B. M., Kootenai County, Idaho. The parcel number is 0-3520-000-048-A.

Staff Presentation: Jay Lockhart, Planner II, introduced the application stating the applicant is requesting a zero variance to the front yard setback and a twenty-five foot setback to the right-of-way of E. Hayden Lake Road. If granted, the variance would allow the landowner to replace and enlarge the home which is currently a non-conforming structure. The current structure is in a state of disrepair and needs extensive work. For the record, a correction to the staff report regarding the site address in Section 2.04 states 24529 E. Hayden Lake Road and should be 4529. This site is not within an Area of City Impact. The site was posted and based on the signed affidavit, the public notice requirements have been met.

Applicant Presentation: Keith Kadel, applicant, submitted photographs of the home at the site (HE 1000) and stated the condition of the home basically just holds the rain water out and it needs repair. Dr. Kadel added he is a physician practicing in the Spokane and Coeur d'Alene areas. This home will be his residence when he retires and currently while on call in Coeur d'Alene. The plans for the new structure include a design and color to fit with the surrounding area and homes. They are cognizant of the scale of the home and the topography and by rebuilding the structure it would still be in the setback which has prompted this variance request for approval to build.

Exhibits: HE 1000 – Photographs submitted by Keith Kadel.

Public Testimony: Comment Sheets submitted: 2, Applicant – 1; In Favor-1, Neutral-0, Opposed-0. The names and address of the individuals speaking or submitting comments are part of the record.

Applicant's Rebuttal: None.

There being no further comments from the public, testimony was closed on this item at 6:11 p.m. The Hearing Examiner, Mike Tedesco, will review this case and submit her written report to the Board of County Commissioners within two weeks.

Submitted by,

Kathryn Ford
Recording Secretary