

Boise County Planning and Zoning Department

413 Main Street, PO Box 1300
 Idaho City, Idaho 83631
 Phone: 208-392-2293
www.boisecounty.us



MASTER PUBLIC HEARING APPLICATION

TYPE OF APPLICATION: (PLEASE CHECK ALL THAT APPLY.)

VAR 2026-004

- | | | |
|---|---|---|
| <input type="checkbox"/> APPEAL <input type="checkbox"/> COMPREHENSIVE PLAN TEXT AMENDMENT <input type="checkbox"/> COMPREHENSIVE PLAN MAP AMENDMENT <input type="checkbox"/> ROAD NAME CHANGE | <input type="checkbox"/> DEVELOPMENT AGREEMENT <input type="checkbox"/> PLANNED UNIT DEVELOPMENT <input type="checkbox"/> PLANNED COMMUNITY <input type="checkbox"/> CONDITIONAL USE PERMIT <input type="checkbox"/> SUBDIVISION, PRELIMINARY | <input type="checkbox"/> SUBDIVISION, FINAL <input type="checkbox"/> SUBDIVISION, VACATION <input type="checkbox"/> SUBDIVISION, AMENDED PLAT <input checked="" type="checkbox"/> VARIANCE <input type="checkbox"/> OTHER _____ |
|---|---|---|

HEARING BEFORE: BOARD OF COUNTY COMMISSIONERS P&Z COMMISSION

PROJECT NAME: Bravetto Setback Variance

SITE INFORMATION:

(This information can be found on the Assessor's property information assessment sheet.)

Quarter: _____ Section: 18 Township: 05N Range: 04E Total Acres: 1

Subdivision Name (if applicable): Mores Creek Acres Lot: 2A Block: 2

Site Address: 3342 Hwy 21 City: Boise

Tax Parcel Number(s): RP046010010020 Current Land Use: _____

PROPERTY OWNER:

Name: Kevin S Bravetto

Address: [REDACTED]

City: [REDACTED] State: [REDACTED] Zip: [REDACTED]

Telephone: [REDACTED]

Email: [REDACTED]

APPLICANT:

Name: _____

Address: SAME

City: _____ State: _____ Zip: _____

Telephone: _____ Fax: _____

Email: _____

I consent to this application, I certify this information is correct, and allow Planning and Zoning staff to enter the property for related site inspections. I agree to indemnify, defend and hold harmless Boise County and its employees from any claim or liability resulting from any dispute as to the statements contained in this application or as to the ownership of the property, which is the subject of this application.

Kevin Bravetto 5-1-2026
 Signature: All Owner(s) of Date
 Record

I consent to this application, I certify this information is correct, and allow Planning and Zoning staff to enter the property for related site inspections. I agree to indemnify, defend and hold harmless Boise County and its employees from any claim or liability resulting from any dispute as to the statements contained in this application or as to the ownership of the property, which is the subject of this application.

Kevin Bravetto 5-1-2026
 Signature: Applicant Date

NOTE: THIS APPLICATION MUST BE SUBMITTED WITH THE APPROPRIATE APPLICATION FORM

Boise County Planning and Zoning Department

413 Main Street, PO Box 1300
Idaho City, Idaho 83631
Phone: 208-392-2293
www.boisecounty.us



AFFIDAVIT OF LEGAL INTEREST and Letter of Authorization

Kevin Brevetto "Owner" whose address is [redacted]
City [redacted] State [redacted] Zip [redacted]

As owner of property more specifically described as:
Marec Creek Acres 1
T5N R5E Sec 18

HEREBY AUTHORIZES No One as Agent to represent and act for the Owner in making application for and receiving and accepting on Owners behalf, any permits or other action by the Boise County Board of Commissioners, Boise County Planning and Zoning Commission, Boise County Planning and Zoning Staff, and or other Boise County Departments relating to the modification, development, planning, platting, re-platting, improvements, use or occupancy of land in Boise County, Idaho. Owner agrees that; Owner is or shall be deemed conclusively to be fully aware of and to have authorized and/or made any and all representations or promises contained in said application of any Owner information in support thereof, and shall be deemed to be aware of and to have authorized any subsequent revisions, corrections or modifications to such materials. Owner acknowledges and agrees that; Owner shall be bound and shall abide by the written terms or conditions of issuance of any such named representative, whether actually delivered to Owner or not. Owner agrees that no modification, development, platted or re-platting, improvement, occupancy, or use of any structure or land involved in the application shall take place until approved by the appropriate official of Boise County, Idaho, in accordance with applicable codes and regulations.

Owner agrees to pay any fines and be liable for any other penalties arising out of failure to comply with the terms of any permit or arising out of any violation of applicable laws, codes, or regulations applicable to the action sought to be permitted by the application authorized herein.

Under penalty of perjury, the undersigned swears that the foregoing is true and , if signing on the behalf of a corporation, partnership, limited liability company or other entity, the undersigned swears that this authorization is given with the appropriate approval of such entity, if required.

OWNER:

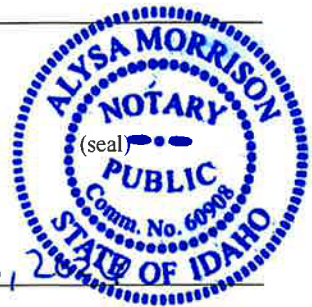
| | | |
|---|---------------------------------------|-------------------------|
| <u>Kevin Brevetto</u> (Signature of Owner) | <u>Kevin Brevetto</u> (Print Name) | <u>owner</u> (Title) |
| _____ (Signature of Owner) | _____ (Print Name) | _____ (Title) |
| _____ (Signature of Owner) | _____ (Print Name) | _____ (Title) |
| _____ (Secretary or Corporate Owner) | _____ (Print Name) | |

NOTARY STATE OF IDAHO) ss
COUNTY OF Boise)

SUBSCRIBED and sworn to before me by Kevin Brevetto
on this 5th day of May, 2024

Alysa Morrison
Notary Public
My Commission expires on: 12-13-29
March 2024

Date May 5, 2024



Location and size:

Property Address: 3342 Hwy 21
Parcel Number: RP046010010020 Section: 18 Township: 05N Range: 04E
Recorded Deed #: 177443 Date Deed Recorded: 6/28/00
Total Acreage of Parcel: 1
Assessor Exemptions (i.e. agriculture, timber, etc.): No: X Yes: _____
list: _____
Is property currently mortgaged? N (if yes, Certificate of Acceptance of Mortgagee is required on survey)

I consent to this application, I certify this information is correct and I authorize the Boise County Planning & Zoning Department staff and its designated inspection agent to enter the property for any site inspection or compliance purposes as long as this application and a conditional use permit are in effect. I agree to indemnify, defend and hold harmless Boise County and its employees from any claim or liability resulting from any dispute as to the statements contained in this application or as to the ownership of the property, which is the subject of this application.

• Applicant Signature: Kimi Butcher
Date: May 1st 2026

I, the undersigned, am the owner of the referenced property and do hereby give my permission to No One to be my agent and represent me in the matters of this application. I consent to this application, I certify this information is correct and I authorize the Boise County Planning & Zoning Department staff and its designated inspection agent to enter the property for any site inspection or compliance purposes as long as this application and a conditional use permit are in effect. I agree to indemnify, defend and hold harmless Boise County and its employees from any claim or liability resulting from any dispute as to the statements contained in this application or as to the ownership of the property, which is the subject of this application.

• Owner Signature: Kimi Butcher
Date: May 1st 2026

SECTION II: CRITERIA FOR RECOMMENDATIONS AND DECISIONS

A variance is a modification of the bulk and placement requirements of this Ordinance as to lot size, lot coverage, width, depth, front yard, side yard, rear yard, setbacks, parking space, height of buildings, or other Ordinance provisions affecting the size or shape of a structure or the placement of the structure upon lots, or the size of lots, or Road Standards or Sign Standards.

SECTION III: ITEMS REQUIRED

1. Application complete & signed; including Affidavit of Legal Interest and Letter of Authorization, if applicable.
2. Latest recorded deed to the property.
3. Application fees paid in full in accordance with the current fee schedule; including any/all applicable fees.
4. Attach a site plan of the property under consideration, drawn to scale showing:
 - a. Perimeter, dimensions and topography of the property;
 - b. The names and locations of all street bordering the property;
 - c. The location of all easements or rights-of-way;
 - d. The location and dimensions of present and proposed structures; and
 - e. The distance from all structures to the property lines.
5. Narrative: A variance shall not be considered a right or special privilege, but may be granted to an applicant only upon showing of:
 - a. Explain undue hardship because of characteristics of the site;
 - b. The variance is not in conflict with public interest or the general land conditions in the vicinity of the application;
 - c. The variance will not be a material detriment to public health, safety or welfare nor to neighboring property owners.

SECTION IV: PUBLIC HEARING AND NOTICE

PUBLIC HEARING DATE SET: _____

PUBLIC HEARING TIME: _____ LOCATION: _____

SECTION V: STAFF SUMMARY ANALYSIS, REASONING AND FACT FINDING

SECTION VI: BOARD OF COUNTY COMMISSIONERS ACTION

Approved Denied Date: _____

THIS BOX TO BE COMPLETED BY THE PLANNING AND ZONING DEPARTMENT
FILE # VAR 2026-004 Rec'd Date: _____
Fee paid: _____ Date: _____
Payment type: _____ Number: _____
Receipt #: _____ Are application materials attached? Yes X No _____
ACCEPTED BY [Signature] Date: _____