



City of Ketchum  
Planning & Building

OFFICIAL USE ONLY
Application Number: P25-059
Date Received: 11/10/25
By: GB
Fee Paid: \$3200
Approved Date:
By:

## Variance Application

Submit completed application and documentation to [planningandbuilding@ketchumidaho.org](mailto:planningandbuilding@ketchumidaho.org) Or hand deliver to Ketchum City Hall, 191 5<sup>th</sup> St. W. Ketchum, ID If you have questions, please contact the Planning and Building Department at (208) 726-7801. To view the Development Standards, visit the City website at: [www.ketchumidaho.org](http://www.ketchumidaho.org) and click on Municipal Code. You will be contacted and invoiced once your application package is complete.

OWNER/APPLICANT INFORMATION
Name: Jeff and Michelle Bruner
Phone: (805) 453-0839
Email: mesbruner@gmail.com
Mailing Address: PO Box 1891, Ketchum ID 83340
Legal Description: Parkwood Sub TI 8629
Zoning District: Limited Residential - LR
Overlay District:
ADDITIONAL INFORMATION
Requirement(s) of the Zoning Code Title 17 to be Varied:  Please see attached project narrative document.
Please state the undue hardship you believe would result from the strict enforcement of this requirement:  Please see attached project narrative document.
Please state the unique characteristics of the site, i.e. unique size, shape, topography or location of the property:  Please see attached project narrative document.
<b>Note:</b> The criteria for granting a variance are listed on the reverse side of this application form.

Applicant agrees in the event of a dispute concerning the interpretation or enforcement of the Subdivision Application in which the City of Ketchum is the prevailing party to pay reasonable attorney's fees and costs, including fees and costs of appeal for the City of Ketchum. Applicant agrees to observe all City ordinances, laws and conditions imposed. Applicant agrees to defend, hold harmless and indemnify the City of Ketchum, city officials, agents and employees from and for any and all losses, claims, actions, judgments for damages, or injury to persons or property, and losses and expenses caused or incurred by Applicant, its servants, agents, employees, guests and business invitees and not caused by or arising out of the tortuous conduct of city or its officials, agents or employees. Applicant certifies that s/he has read and examined this application and that all information contained herein is true and correct.

  
Applicant Signature

10/31/2025

Date

## **VARIANCE EVALUATION CRITERIA**

- The strict enforcement of the provisions of this Code creates an undue hardship to the property owner; however, economic feasibility shall not be considered an undue hardship.
- The variance is necessary because of the unique size, shape, topography or location of the subject property.
- The subject property is deprived, by provision of this Code, of rights and privileges enjoyed legally by other properties in the vicinity and under an identical zone.
- The need for the variance is not the result of actions of the applicant or property owner.
- The variance does not create health and safety hazards.
- The variance does not relieve an applicant from any of the procedural provisions of this Code.
- The variance does not relieve an applicant from any standard or provision that specifically states that no variance from such standard or provision is permitted.
- The variance does not relieve an applicant from conditions established during prior permit review.
- The variance does not allow establishment of a use that is not otherwise permitted in the zone in which the subject property is located.
- The variance is the minimum necessary to grant relief to the applicant.