



BONNER COUNTY PLANNING DEPARTMENT

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VARIANCE APPLICATION

FOR OFFICE USE ONLY:

FILE # Administrative Variance Public hearing required	RECEIVED:
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PROJECT DESCRIPTION:

The applicant is requesting a variance from a:	
<input type="checkbox"/> Front yard setback	<input type="checkbox"/> Rear yard setback
<input type="checkbox"/> Side yard setback	<input type="checkbox"/> Water front setback
The applicant is requesting a _____ foot setback to allow for the construction of: (Specify the type of structure and use) _____	
<input type="checkbox"/> Other (Please specify) _____	

APPLICANT INFORMATION:

Landowner's name:		
Mailing address:		
City:	State:	Zip code:
Telephone:	Fax:	
E-mail:		

REPRESENTATIVE'S INFORMATION:

Representative's name:		
Company name:		
Mailing address:		
City:	State:	Zip code:
Telephone:	Fax:	
E-mail:		

ADDITIONAL APPLICANT/REPRESENTATIVE INFORMATION:

Name/Relationship to project:		
Company Name:		
Mailing Address:		
City:	State:	Zip Code:
Telephone:	Fax:	
E-mail:		

PARCEL INFORMATION:

Section #:	Township:	Range:	Parcel acreage:
Parcel # (s):			
Legal description:			
Current landowner's name:			
Current zoning:		Current use:	
What zoning districts border the project site?			
North:		East:	
South:		West:	
Comprehensive plan designation:			
Uses of the surrounding land (describe lot sizes, structures, uses):			
North:			
South:			
East:			
West:			
Nearest city:		Distance to the nearest city:	
Detailed directions to site:			

NARRATIVE STATEMENT:

Explain the effects of elements such as noise, light glare, odor, fumes and vibrations on adjoining property: _____

Explain how the proposed use is compatible with adjoining land uses: _____

Explain why it is not possible to comply with the ordinance standards: _____

Describe whether an undue hardship exists because of site characteristics, and whether special conditions and circumstances exist that are peculiar to the land, structures, or building involved that the applicant has no control over. BCRC 12-234(a) *Example: A site may have excessive slopes that prevent a structure from meeting the required setbacks.* _____

Explain whether special conditions and circumstances result from the actions of the applicant. BCRC 12-234(b) *Example: Did the applicant reduce the size of his/her parcel, thereby creating an "unbuildable" parcel?* _____

Explain whether granting this variance is in conflict with the public interest in that it will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity of the subject parcel or lot. BCRC 12-234(c)

Example: Will approval of the variance result in a potential obstruction of public access or cause a safety hazard? _____

ACCESS INFORMATION:

Please check appropriate boxes:

Private Easement Existing Proposed

Describe travel surface (e.g., gravel, dirt, paved, etc.), travel way width, road grade and easement width. Include recorded instrument number for existing easements & name, if existing: _____

Public Road Existing Proposed

Describe travel surface (e.g., gravel, dirt, paved, etc.), travel way width, road grade right-of-way width and name, if existing: _____

Combination of Public Road/Private Easement Existing Proposed

Describe travel surface (e.g., gravel, dirt, paved, etc.), travel way width, road grade and right-of-way/easement width and road name, if existing: _____

SITE INFORMATION:

Please provide a detailed description of the following land features:

Topography (lay of the land), including estimated maximum slope, rock outcroppings, benches, etc:

Water courses (lakes, streams, rivers & other bodies of water):

Is site within a floodplain? Yes No Firm Panel #: _____ Map designation: _____

Springs & wells:

Existing structures (size & use):

Land cover (timber, pastures, etc):

Are wetlands present on site? Yes No Source of information:

Other pertinent information (attach additional pages if needed):

SERVICES:

Sewage disposal will be provided by:

Existing Community System - List name of sewer district or provider and type of system:

Proposed Community System – List type & proposed ownership: _____

Individual system – List type: _____

Explain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details: _____

Water will be supplied by:

Existing public or community system - List name of provider: _____

Proposed Community System – List type & proposed ownership: _____

Individual well

Please explain the water source, capacity, system maintenance plan, storage and delivery system and other details: _____

Distance (in miles) to the nearest:

Public/Community Sewer System:	Solid Waste Collection Facility:
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Public/Community Water System:	Fire Station:
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Elementary School:	Secondary Schools:
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County Road:	County Road Name:
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Which fire district will serve the project site? _____

Which power company will serve the project site? _____

How is the use/plan in accordance with the general and specific objectives of the Comprehensive Plan? (Copy of goals and objectives attached)

Property Rights: _____

Population: _____

School facilities & Transportation: _____

Economic Development: _____

Land Use: _____
Natural Resources: _____
Hazardous Areas: _____
Public Services: _____
Transportation: _____
Recreation: _____
Special Areas or Sites: _____
Housing: _____
Community Design: _____
Implementation: (Not required to complete this element)

I hereby certify that all the information, statements, attachments and exhibits submitted herewith are true to the best of my knowledge. I further grant permission to Bonner County employees and representatives, elected or appointed officials to enter upon the subject land to make examinations, post the property or review the premises relative to the processing of this application.

Landowner's signature: _____ Date: _____

Landowner's signature: _____ Date: _____