



Bonner County Planning Department

"Protecting property rights and enhancing property value"

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VARIANCE INFORMATION

What is a variance?

A variance is an exception to Bonner County Revised Code, limited to a modification of the bulk (size, height, shape, floor area ratio or other relationships of a structure to a lot or other structures) and placement requirements of this title as to lot or parcel size, lot coverage, width, depth, front yard, side yard, rear yard, setbacks, parking space size, height of buildings, or other provisions of this title affecting the size or shape of a structure or the placement of the structure upon a lot or parcel, or the size of the lot or parcel.

Why is a variance required?

Bonner County Revised Code provides "dimensional requirements," such as setbacks from property lines for structures. Sometimes these dimensional requirements cannot be met due to unusual site constraints, such as steep slopes, rock outcrops or other physical features peculiar to a particular parcel.

How long does it take to process a variance application?

Processing time is dependent on a number of factors, including the nature of the variance, the complexity of the project, the completeness of the application and the number of applications being considered by Bonner County at any given time. Plan on a minimum of 90 days for processing the application.

How much does it cost to apply for a variance?

Check the current Bonner County Official Fee Schedule.

<https://www.bonnercountyid.gov/departments/Planning/official-fee-schedules>

Who prepares a variance application?

Applicants typically retain a licensed land surveyor or registered civil engineer to serve as the project representative. Detailed, accurate mapping is necessary which usually requires a professional to prepare. However, it is not required by Bonner County Revised Code that variance applications be prepared by a licensed land surveyor or registered civil engineer. If applicable, a design professional must prepare a stormwater plan.

Who reviews and approves a variance application?

Planning Department staff reviews variance applications for compliance with Bonner County Revised Code. Applications will also be reviewed by local, state and federal agencies for conformity with local, state and federal guidelines. If additional information is required by either Bonner County or any reviewing agency, planning staff will forward this request for information to the applicant. After all reviews are complete, the project will be acted on by the planning and zoning commission or hearing examiner at a public hearing. The decision of the planning and zoning commission or hearing examiner may be appealed to the County Commissioners within 28 days of the decision.

NOTE: An approved variance does not replace a Building Location Permit. You may still need to apply for a Building Location Permit after approval of the variance. Please contact us if you are unsure if you need a Building Location Permit.