



BONNER COUNTY PLANNING DEPARTMENT

1500 HIGHWAY 2, SUITE 208, SANDPOINT, ID 83864 (208) 265-1458 (208) 265-1463 (FAX)
planning@bonnercountyid.gov (email) www.bonnercountyid.gov (web page)

VARIANCE APPLICATION

FOR OFFICE USE ONLY:

FILE #

V0020-24

- ☐ Administrative Variance
☒ Public Hearing Required

RECEIVED:

RECEIVED

By Rob Winningham at 6:37 am, Jul 15, 2024

PROJECT DESCRIPTION:

The applicant is requesting a variance from a: side-yard setback

- ☐ Front yard setback ☐ Rear yard setback
☒ Side yard setback 6.5 feet where 10 ft is req'd ☐ Water front setback

The applicant is requesting a 6.5 foot setback to allow for the construction of:
(Specify the type of structure and use) Residential home with attached garage

- ☒ Other (Please specify) Impervious area within shoreland is 13,266 sf where the property area of 27,009 sf would allow 9,453 without the 75 ft setback bonuse: 14,180 sf with the 52.5% bonus used in the original application.

APPLICANT INFORMATION:

Landowner's name: Camelot Lane II LLC

Mailing address:

City: Gig Harbor

State: WA

Zip code: 98335

Telephone:

Fax:

E-mail:

REPRESENTATIVE'S INFORMATION:

Representative's name: Daniel W. Larson

Company name: 7B Engineering

Mailing address: 414 Church Street, Suite 203

City: Sandpoint

State: ID

Zip code: 83864

Telephone: 208-263-0623

Fax:

E-mail: Dan@7BEngineering.com

ADDITIONAL APPLICANT/REPRESENTATIVE INFORMATION:

Name/Relationship to project:

Company Name:

Mailing Address:

City:

State:

Zip Code:

Telephone:

Fax:

E-mail:

PARCEL INFORMATION:

Section #:29	Township:56N	Range:3W	Parcel acreage:
Parcel # (s):RP061100010080A			
Legal description:28/29-56N-3W RANCH AT RIVERBEND 1ST ADD BLK 1 LOT 8			
Current landowner's name:Camelot Lane II LLC			
Current zoning:R-5		Current use: Residential	
What zoning districts border the project site?Residential			
North:R-5		East:R-5	
South:R-5		West:R-5	
Comprehensive plan designation:			
Uses of the surrounding land (describe lot sizes, structures, uses): Residential			
North: Residential			
South: Residential			
East: HOA Common Area			
West: Lake Pend Oreille			
Within Area of City Impact?: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, which city?:			
Detailed directions to site: From US 95 west-bound on Dufort Rd., turn right onto Stagecoach Drive. At the end of Stagecoach Dr. turn left onto Lariat Ct. The site is the 4th residential lot on the right.			

NARRATIVE STATEMENT:

Describe whether conditions apply to the property that do not apply generally to other properties in the same zone or vicinity, which conditions are a result of lot size, shape, topography, or other circumstances over which the applicant has no control. BCRC 12-234(a) *Explain why it is not possible to comply with the ordinance standards. Example: A site may have excessive slopes that prevent a structure from meeting the required setbacks. The original lot was substantially burdened by the Floodplain of Lake Pend Oreille. It was also mostly delineated Wetlands and mitigation credit were purchased with USACE approval through the Valencia Wetland Trust. As a component of the wetland fill plan, a substantial retaining wall was required to complete the fill of the wetlands allowed while bringing that fill to at least 1-foot above the base flood elevation (a fill of approximately 8 feet).*

Explain how special conditions and circumstances do not 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? The applicant hired multiple specialists to deal with a multitude of challenges on this property. There was a Wetland Fill permit acquired that limited the footprint of buildable area for future construction. Once Civil Engineer prepared the Site Plans for grading and stormwater and another was contracted for Structural Design. Both were given a preliminary sketch of the home and during the detailing of the house, it was decided that the roof eaves would be exposed glue-lam beams with a 4-foot overhang. Meanwhile, the initial Civil had submitted the Stormwater Plans and associated Permits based on a smaller roof footprint from the preliminary sketches which had become the exterior walls during Structural Design. Stormwater Permit plans were updated once the final Plans were shared but the Contractor had already poured footings and framed the home.*

Explain how granting the variance is not 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) *Explain how the proposed use is compatible with adjoining land uses. Example: Will approval of the variance result in a potential obstruction of public access or cause a safety hazard? Are there effects of elements on adjoining property such as noise, light glare, odor, fumes and vibration?* The roof eave for which the setback variance would apply sheds into a stormwater drainage area / stormwater easement shared with the neighboring lot. Roof runoff and snow drop will be contained in this stormwater area where it is treated and detained along with the neighbors stormwater discharges.

ACCESS INFORMATION:

Please check appropriate boxes:

<input type="checkbox"/>	<u>Private Easement</u> <input type="checkbox"/> <u>Existing</u> <input type="checkbox"/> <u>Proposed</u> 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: _____
<input checked="" type="checkbox"/>	<u>Public Road</u> <input checked="" type="checkbox"/> <u>Existing</u> <input type="checkbox"/> <u>Proposed</u> Describe travel surface (e.g., gravel, dirt, paved, etc.), travel way width, road grade right-of-way width and name, if existing: <u>Lariat Court - an existing paved roadway that is Bonner County maintained.</u>
<input type="checkbox"/>	<u>Combination of Public Road/Private Easement</u> <input type="checkbox"/> <u>Existing</u> <input type="checkbox"/> <u>Proposed</u> 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: Low and flat within the floodplain of Pend Oreille River. Natural slopes less than 2%

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

Is site within a floodplain? ☒ Yes ☐ No Firm Panel #: 160206 Map designation: AE

Springs & wells: N/A

Existing structures (size & use): None prior to construction.

Land cover (timber, pastures, etc): Wetland grasses

Are wetlands present on site? ☒ Yes ☐ No Source of information: USACE Permit

Other pertinent information (attach additional pages if needed): Apparent Shore Land Setbacks: Impervious area calculated within the Shore Land used the surveyed Ordinary High Water line from a 2009 Survey. An earlier Surveyed OHW from 2006 is also noted as further out into the river. The current OHW from 2024 aerial imagery shows the OHW has moved about 26 feet inland since the 2009 Surveyed line was established. The applications from the Plat through the BLP used the Surveyed lines and not the observed OHW. I appears that the OHW line has been eroding the banks of the reservoir and is now within 49 feet of the structure. A Riprap permit has been acquired and bank stabilization has been completed but this causes the structure to not meet the 75 foot setback required for the Shore Land impervious bonus of 52-1/2% allowed.

SERVICES:

Sewage disposal will be provided by:

<input checked="" type="checkbox"/>	<u>Existing Community System - List name of sewer district or provider and type of system:</u> <u>Ranch At Riverbend Home Owners Association, Inc has a community septic system</u>
-------------------------------------	--

<input type="checkbox"/>	<u>Proposed Community System – List type & proposed ownership:</u> _____
--------------------------	--

<input type="checkbox"/>	<u>Individual system – List type:</u> _____
--------------------------	---

Explain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details: Not applicable

Water will be supplied by:	
<input checked="checked" type="checkbox"/>	Existing public or community system - List name of provider: <u>Ranch at Riverbend HOA</u>
<input type="checkbox"/>	Proposed Community System – List type & proposed ownership: _____
<input type="checkbox"/>	Individual well: _____
Please explain the water source, capacity, system maintenance plan, storage and delivery system and other details: <u>Not applicable, shared well</u> _____ _____	
Distance (in miles) to the nearest: <u>Not applicable</u>	
Public/Community Sewer System:	Solid Waste Collection Facility:
Public/Community Water System:	Fire Station:
Elementary School:	Secondary Schools:
County Road:	County Road Name:
Which fire district will serve the project site? <u>Sagle</u>	
Which power company will serve the project site? <u>Northern Lights</u>	

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: <u>Enhances property values.</u> <u>Protects property rights along the shared stormwater facility and easement affected by the setback.</u>	
Population: <u>Provides residential housing and zoned and projected by the county. Does not result in any change to the planned or projected population.</u>	
School facilities & Transportation: <u>Does not affect school facilities or transportation routes.</u>	
Economic Development: <u>Supports multiple small and local businesses contracted to build this home.</u>	
Land Use: <u>Is in compliance with the zoned land use by providing a single-family residential home in the R-5 zone within a cluster development. Had the lot been slightly smaller, this variance would not be required.</u>	
Natural Resources: <u>Preserves Wetland resources and protects surface waters by shedding storm water and snow from this roof into a shared easement along the property line which serves as tertiary stormwater treatment between the two lots.</u>	
Hazardous Areas: <u>Does not create a hazard for flood, fire, avalanches, or steep slopes.</u>	
Public Services: <u>Does not affect the ability of public services to be accessed or provided. No service exist or are proposed along the property boundary affected by this setback reduction.</u>	
Transportation: <u>Does not affect the transportation grid.</u>	

Recreation: <u>Does not affect recreation access or amenities.</u>
Special Areas or Sites: <u>Does not impact any known cultural or ecological sites.</u>
Housing: <u>Provides housing as a single-family residence with the potential for an accessory dwelling.</u>
Community Design: <u>Is in compliance with the community design which was a cluster development within the Rural 5-acre zone.</u>
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: _____  Digitally signed by Daniel W. Larson
Date: 2024.07.11 17:53:54 -0700 Date: _____

Landowner's signature: _____ Date: _____