



# BONNER COUNTY PLANNING DEPARTMENT

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## VARIANCE APPLICATION

### FOR OFFICE USE ONLY:

FILE #	V0027-23	RECEIVED:
<input type="checkbox"/> Administrative Variance		<b>RECEIVED</b> By Alex Feyen at 3:46 pm, Feb 21, 2024
<input checked="" type="checkbox"/> Public Hearing Required		

### PROJECT DESCRIPTION:

The applicant is requesting a variance from a: See attached: Variance Application Project Description	
<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: Doug Heiskell and Julie Heiskell		
Mailing address: [REDACTED]		
City: Coolin	State: Idaho	Zip code: 83821
Telephone: [REDACTED]	Fax:	
E-mail: [REDACTED]		

### REPRESENTATIVE'S INFORMATION:

Representative's name: Anthony Bauerle		
Company name: Verdis		
Mailing address: 3906 N Schreiber Way		
City: Coeur d'Alene	State: Idaho	Zip code: 83815
Telephone: 208-667-1214	Fax:	
E-mail: abauerle@verdisnw.com		

### ADDITIONAL APPLICANT/REPRESENTATIVE INFORMATION:

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

**PARCEL INFORMATION:**

Section #: 3	Township: 59N	Range: 4W	Parcel acreage: 0.3
Parcel # (s): 1			
Legal description: 3-59N-4W KOKANEE POINT 1ST ADD BLK 1 LOT 1			
Current landowner's name: Doug Heiskell and Julie Heiskell			
Current zoning: Rural 5		Current use: Rural Residential (Vacant)	
What zoning districts border the project site? Recreational			
North: Recreational		East: Rural 5	
South: Rural 5		West: N/A	
Comprehensive plan designation: Residential			
Uses of the surrounding land (describe lot sizes, structures, uses):			
North: Single Family Residence, 0.23 acre lot			
South: Single Family Residence, 0.56 acre lot			
East: State of Idaho Lands - Vacant - Timber			
West: Priest Lake			
Within Area of City Impact?: <input type="checkbox"/> Yes <input type="checkbox"/> No		If yes, which city?:	
Detailed directions to site: Traveling North on Hwy 57, turn left onto Dickensheet Rd, veer left as the road turns into Bayview Dr, road turns into Sherwood Beach Rd, property on left			

**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 steep topography of the site reduces the buildable area of the lot. The topography and the distance to the OWHM, does not allow for an adequate footprint for a typical residence. An existing retaining wall and driveway that provides access from Sherwood Beach Rd increases the inability to build further away from the lake. The existing natural topography ranges from 45% slope to 85% slope. These slopes require the existing structure to be rebuilt within the 40 ft buffer of the Ordinary High Water Mark. The proposed variance would not change any existing setbacks, but instead allow a taller structure to be built which does not further the encroachment.*

See Attached memo narrative.

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? No conditions or actions by the owner have created an unbuildable parcel.*

The existing retaining wall is to strengthen the area in front of the structure and provide a safer access to the structure. The grade of the site does not allow for safe vehicle access to the ground level of the home. The Applicants do not want to build closer to the lake, but build up higher from the existing footprint to allow access from the existing driveway/ retaining wall. The lot was previously owned by IDL and did not conform to Bonner County Standards, as IDL is not required to meet County regulations.

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 proposed variance will allow reasonable access to a newly built single-family residence without furthering the setback encroachment. Granting the variance does not allow the owner to further encroach closer to the lake. The Applicants' proposal will improve the look of the neighborhood by updating a 1950's cottage. The proposed structure will not have a negative impact on any of the neighbors. The tall forest-like trees hide the structure well and do not restrict the view of the neighbors, nor does it restrict the view from the public road.

**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: Gravel road, 20ft width

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: The natural topography within the parcel is very steep and ranges from 45% to 85%. There are some rock outcroppings along the bank. Site is heavily vegetated, enough to obscure most of the structure from the lake. The elevation change from the public road is very steep, making it difficult to see the existing structure while traveling on the public road.

Water courses (lakes, streams, rivers & other bodies of water): The property is adjacent to Priest Lake, with approximately 120 ft of lakefront property. No other streams or bodies of water are present on site.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

Springs & wells: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Existing structures (size & use): Existing dilapidated structure - single-family residence.  
Interior is not sufficient for a full time resident and needs to be updated.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Land cover (timber, pastures, etc): Land cover is mostly timber, with a rocky shoreline.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

Other pertinent information (attach additional pages if needed):  
The design of the existing driveway and retaining wall are included. Photographs of the site and the proposed building improvements are included. Topographic map of the existing conditions included to illustrate the steep site and need for access to the structure from the driveway.  
To reiterate the intent is to build vertically from the building footprint. There will not be further encroachment toward the 40ft buffer zone.  
A stormwater management plan prepared by a licensed engineer will be included at time of development. Positive impacts to the Priest Lake will result if this variance is approved.

**SERVICES:**

Sewage disposal will be provided by:

Existing Community System - List name of sewer district or provider and type of system:  
Coolin sewer system - already hooked up to the 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: Not a drilled well. The property is permitted to draw water from the lake.

Please explain the water source, capacity, system maintenance plan, storage and delivery system and other details: Water source is pumped up to the existing building from the lake. The appropriate permit exists for the property.

Distance (in miles) to the nearest:

Public/Community Sewer System: 0

Solid Waste Collection Facility:

Public/Community Water System: 0

Fire Station: 2 mi

Elementary School: 12.3

Secondary Schools: 29

County Road: 0

County Road Name: Sherwood Beach Rd

Which fire district will serve the project site? Coolin-Cavanaugh Bay Fire District

Which power company will serve the project site? Northern Lights

**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: Proposed improvements will have positive impact. The proposed variance does not infringe upon neighboring lots.

Population: The proposed use will not change the density as dictated by zoning regulations.

School facilities & Transportation: Proposed improvements results in no impact to school facilities and transportation. An existing structure exists consistent with anticipated use.

Economic Development: Proposed improvements stimulates growth and economic development in the community.

Land Use: Proposed improvements meet the intent of the County Code.

Natural Resources: The proposed improvements will have no additional impacts to Priest Lake. Natural vegetation will be retained and augmented as much as practical and as required by County Code.

Hazardous Areas: None known

Public Services: Coolin sewer district serves the site

Transportation: Sherwood beach drive unaffected by proposed improvements. Sherwood Beach drive will be used as access to the lot.

Recreation: <u>Proposed improvements have no impact.</u>
Special Areas or Sites: <u>N/A</u>
Housing: <u>Single-family residence consistent with zoning</u>
Community Design: <u>Proposed improvements will conform with community requirements</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: \_\_\_\_\_ Doug Heiskell  Date: 2/21/2024

Landowner's signature: \_\_\_\_\_ Date: \_\_\_\_\_