



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 # <input type="checkbox"/> Administrative Variance <input type="checkbox"/> 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 checked="" type="checkbox"/> Water front setback
The applicant is requesting a <u>65</u> foot setback to allow for the construction of: (Specify the type of structure and use) <u>Home (Dwelling)</u>	
<input type="checkbox"/> Other (Please specify) _____	

APPLICANT INFORMATION:

Landowner's name: John & Teresa Moore		
Mailing address: 397 Larsen Ranch Lane		
City: Sandpoint	State: ID	Zip code: 83864
Telephone: 858-829-1250	Fax:	
E-mail: jomo00@gmail.com		

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 #:13	Township:57N	Range:03W	Parcel acreage:10
Parcel # (s):RP5703W133020A			
Legal description:13-57N-3W Tax 18 CPWRS			
Current landowner's name:John & Teresa Moore			
Current zoning:A/f-10		Current use:A/f-10	
What zoning districts border the project site?			
North:A/f-10		East:A/f-10	
South:A/f-10		West:A/f-10	
Comprehensive plan designation:			
Uses of the surrounding land (describe lot sizes, structures, uses):			
North:10-20+ acre lots			
South:5-20+ acre lots			
East:20+ acre lots			
West:20+acre lots			
Within Area of City Impact?: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		If yes, which city?:Dover	
Detailed directions to site:			
From Sandpoint head north on Division St. toward Baldy Mountain Road.			
Turn Left (West) on Baldy Mountain Road and proceed West for approximately 4 miles and exiting to fork in road on Left (Larsen Ranch Lane). Continue on Larsen Ranch Lane for about .5 miles to site location			

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.*

Site excavation has revealed granite outcropping that infringes on foundation location on current site plan as presented on building location permit. I've spent ~\$3000 dollars on excavating the site with specific efforts to remove granite outcropping and associated boulders. Unfortunately, I have not been able to extract from proximity to where outcropping infringes on the area of the planned foundation location.

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 perceived actions on part of the applicant that created any special conditions or circumstances at the time of, or following the approval of the Building Location Permit

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?*

There are no known or perceived conflicts, safety issues, nor deleterious impacts to current or adjoining parcel(s). Road access to current parcel is a private road with no directly adjoining public land.

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: Larsen Ranch Lane is private dirt road (Easement) allowing for ingress and egress of current parcel to/from Baldy Mountain Road to the North (of current parcel).
Recorded Instrument #618886

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: The property is located in a slight depression relative to surrounding parcels.

Current build site has general sloping (<12%) toward the south where the "Stream" flows from a mostly East to West direction. Other locations on property have a mixture of boulder and granite outcroppings in addition to slope >12% and some slopes >20%, which are not so favorable for current home site development. Additional factors include overhead power lines on Eastern side of property limiting desired location for home site build.

Water courses (lakes, streams, rivers & other bodies of water): A stream with no known name is identified as "perennial" on Bonner County GIS map and flows in a South-Southwest direction creating an West & East split of the parcel. The stream turns mostly in Westerly direction as it nears the southern region of the property and then exiting at the Southwest portion of western property line

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

Springs & wells:
No known spring source on property
There is (1) recorded well (#467335) on property

Existing structures (size & use): _____
Uninhabited shed (~80sq.ft.) used for garden and chicken coop supplies
Chicken coop (~30sq.ft.)

Land cover (timber, pastures, etc): _____
Forestry 8 acre(s)
Stream: 1 acre(s)
Homestead: 1 acre(s)

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

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: Currently permitted (#21-09-149448), not installed

Explain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details: "New" Basic System with Design flow = 200gal/Day and min tank capacity = 900ga over min of 333sqft absorption area to be Gravel or Gravelless Drainfield

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: Existing well (#467335) on property rated at 100gpm
Water delivery infrastructure still pending installation (Water main from well to home site)
Maintenance plan is responsibility of property owner

Distance (in miles) to the nearest:

Public/Community Sewer System: ~3miles	Solid Waste Collection Facility: 4 miles (dumpster Sit
Public/Community Water System: ~3miles	Fire Station: 5 miles
Elementary School: ~5miles	Secondary Schools: 4 miles
County Road: ~0.5 miles	County Road Name: Baldy Mountain Road

Which fire district will serve the project site? NA

Which power company will serve the project site? NLI

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: _____

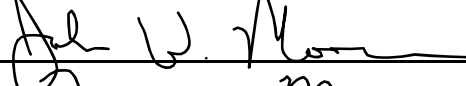
Hazardous Areas: _____

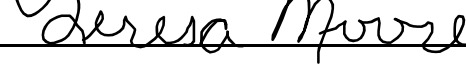
Public Services: _____

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: 7/12/23

Landowner's signature:  Date: 7/12/23

BUILDING LOCATION PERMIT - SITE PLAN

1 of 2

OWNER:

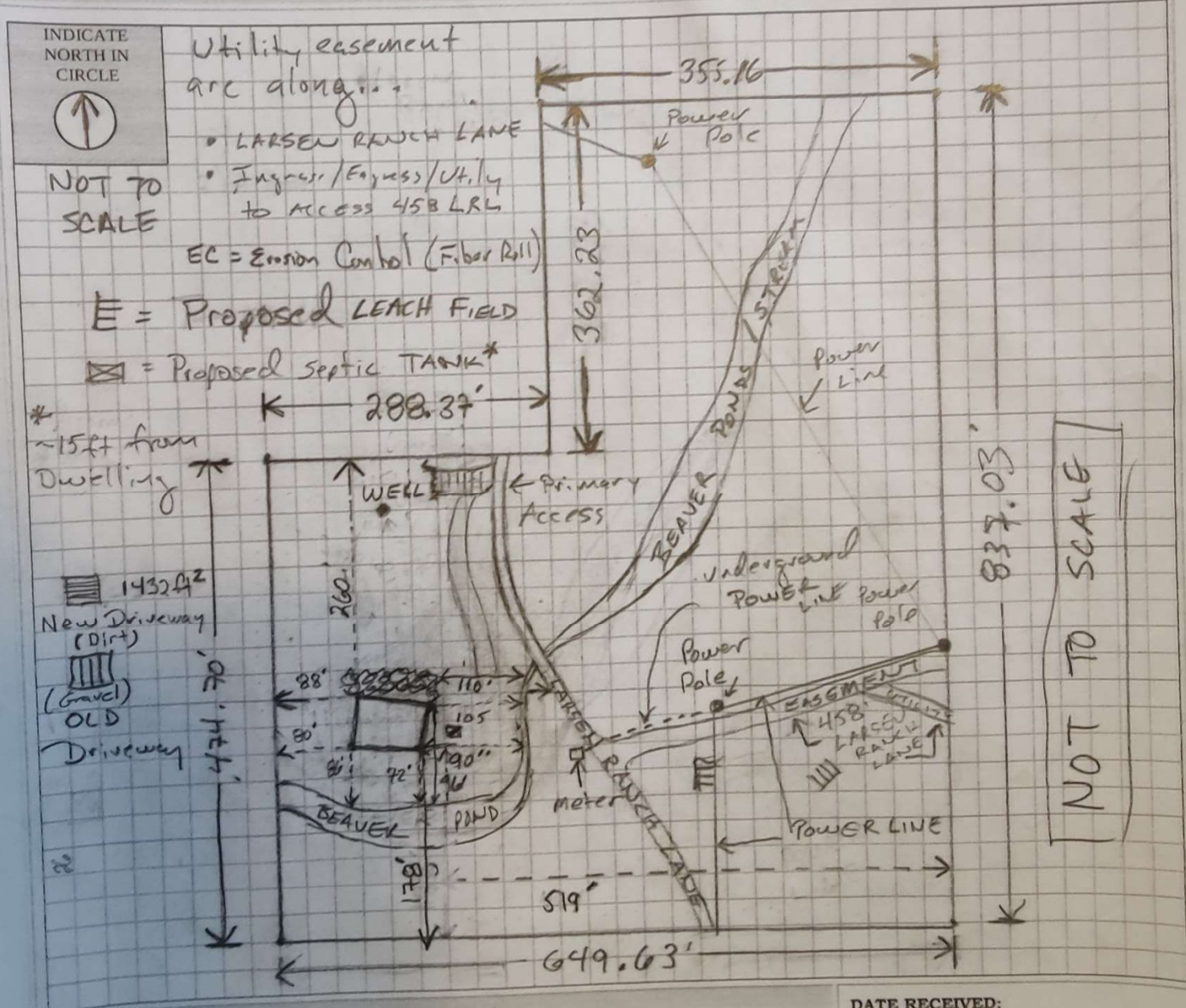
JOHN MOORE

PERMIT#:

COMPLETE THE SITE PLAN BELOW, DEPICTING THE FOLLOWING:

- Property lines of the property to be developed
- Location of front door & dimensions of proposed structure
- Locations and uses of all existing and proposed structures
- Septic tanks, leach fields and wells, if applicable
- All bodies of water within 300 feet of the proposed building site and any wetlands on site.
- Distance from property lines to architectural projections for all proposed structures
- All public or private roads providing access to the site; indicate primary access.
- All easements of record (utility, road, etc)

Direction to site: Exit BALDY Mtn. RD. (~1.5 miles North of Jarvis Rd) to LEFT onto LARSEN RANCH LANE (PRIVATE)



PARCEL HISTORY/COMMENTS: (For office use only)

DATE RECEIVED:

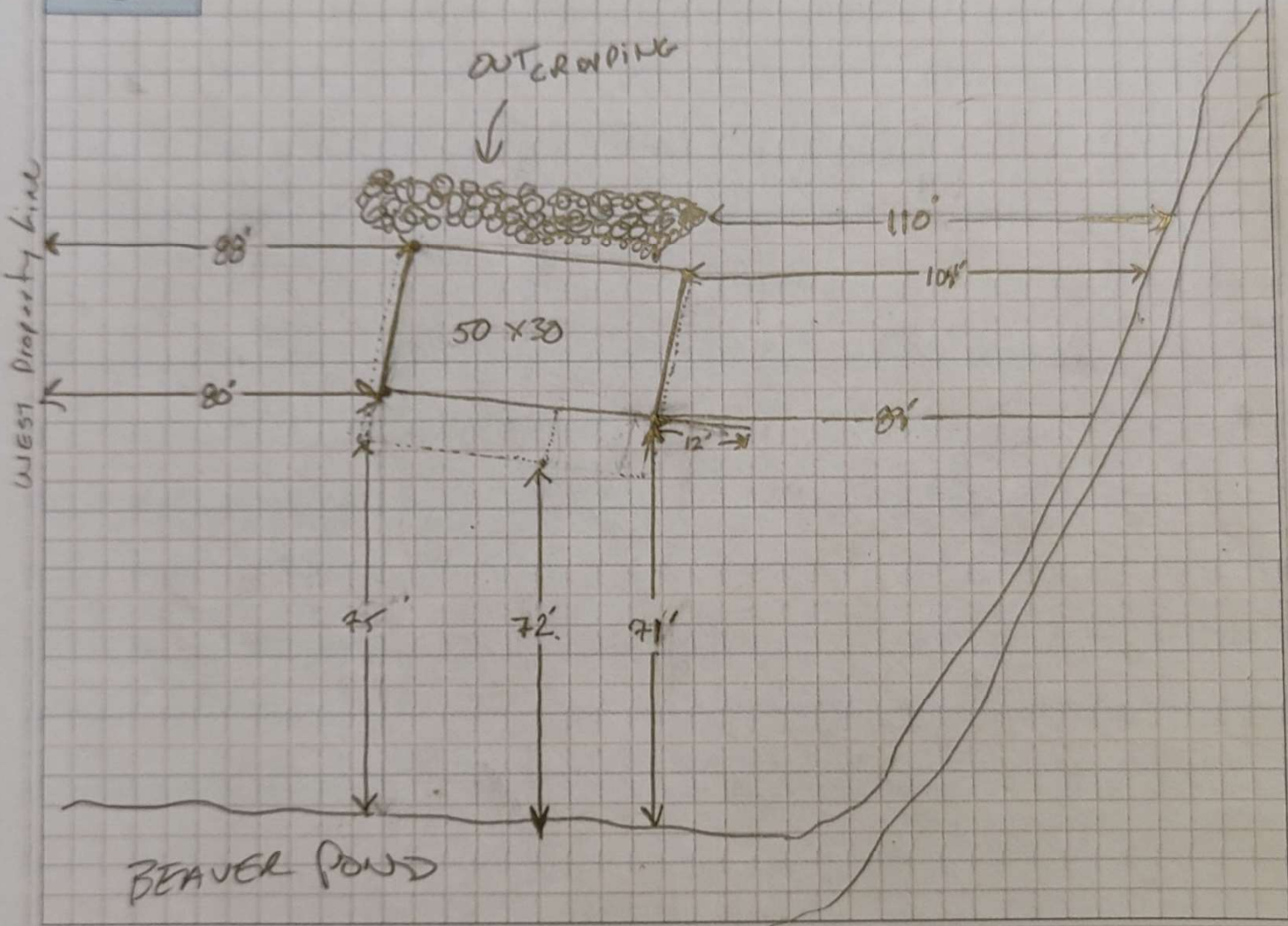
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Direction to site:

INDICATE NORTH IN CIRCLE



NOT TO SCALE



DATE RECEIVED:

