



BONNER COUNTY PLANNING DEPARTMENT

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VARIANCE APPLICATION

FOR OFFICE USE ONLY:

FILE #

RECEIVED:

- Administrative Variance
 Public Hearing Required

PROJECT DESCRIPTION:

The applicant is requesting a variance from a:

- Front yard setback Rear yard setback
 Side yard setback Water front setback

The applicant is requesting a 11% Bulk foot setback to allow for the construction of:
(Specify the type of structure and use) would like to demo existing Boat house the existing structure is unusable would then like to build New storage Beach/Storage Shed and bring it out of the water on to the deck so they can use the New structure for storage of water toys, Beach chairs, Ect. we are requesting a 11% Bulk increase

APPLICANT INFORMATION:

Landowner's name: Ryan wood / RSW Holdings LLC

Mailing address: 741 CR 74

City: Windor

State: CO

Zip code: 80550

Telephone: 303-570-5110

Fax:

E-mail: Ryan@sweetwood.com

REPRESENTATIVE'S INFORMATION:

Representative's name: Scott Thompson

Company name: Scott Thompson Construction

Mailing address: 2235 Freeman lake Rd

City: adtown

State: Id

Zip code: 83822

Telephone: (208) 304-2025

Fax:

E-mail: Stfamily30@gmail.com

ADDITIONAL APPLICANT/REPRESENTATIVE INFORMATION:

Name/Relationship to project:

Company Name:

Mailing Address:

City:

State:

Zip Code:

Telephone:

Fax:

E-mail:

PARCEL INFORMATION:

Section #:	34	Township:	61N	Range:	4W	Parcel acreage:	2.1 Acres
Parcel # (s):	RP059520016180A and RP059520030010A						
Legal description:	34-61N-4W Horton Creek BLK 1 lot 18						
Current landowner's name:	RSW Holdings LLC						
Current zoning:	recreational	Current use:					
What zoning districts border the project site?							
North:	forest 40	East:	forest 40				
South:	recreational	West:	recreational				
Comprehensive plan designation:							
Uses of the surrounding land (describe lot sizes, structures, uses):							
North:	125.161						
South:	15.397						
East:	423.960						
West:	21.187						
Within Area of City Impact?:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, which city?:				
Detailed directions to site: Take hwy 57 to Dickensheet Cutoff go right then go to Cavanaugh Bay Rd go right then drive to N Horton Creek Rd go left go down drive way to the y then go left first house 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 2 roads Crossing through it North + South Horton Creek and the Steep slope makes it unlike.

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? Boat house was Pre-existing it was built in 1980. Purchased September 15, 2023. New storage will greatly improve water quality by bringing it out of the water will no longer be used for boat storage, will be used for water toys, Tubes, Beach toys, ect.

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 will be no impact to the public.

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: width 14' dirt + gravel

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:

GSI map Attached + pictures

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

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

Springs & wells: _____

Existing structures (size & use): 16x30'4" Boat Storage

Land cover (timber, pastures, etc): 2.1 acres

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: private septic

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: Bonner County

Public/Community Water System: _____

Fire Station: Coolin Cavanaugh Bay fire (8 miles)

Elementary School: 20 miles

Secondary Schools: 48 miles

County Road: Hwy 57

County Road Name: Hwy 57

Which fire district will serve the project site? Coolin, Cavanaugh Bay fire

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: _____

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: _____

5/21/23

Landowner's signature: _____

Date: _____