



# BONNER COUNTY PLANNING DEPARTMENT

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## VARIANCE APPLICATION

### FOR OFFICE USE ONLY:

FILE # <b>VA0021-23</b>	RECEIVED: <b>RECEIVED</b> By Rob Winningham at 10:24 am, Aug 03, 2023
Administrative Variance Public hearing required	

### PROJECT DESCRIPTION:

The applicant is requesting a variance from a:

<input type="checkbox"/> Front yard setback	<input type="checkbox"/> Rear yard setback
<input checked="" type="checkbox"/> Side yard setback ( <u>Road</u> )	<input type="checkbox"/> Water front setback

The applicant is requesting a 17.5' foot setback to allow for the construction of:  
(Specify the type of structure and use) Residence

Other (Please specify) \_\_\_\_\_

### APPLICANT INFORMATION:

Landowner's name: Brocken Baltus

Mailing address: \_\_\_\_\_

City: Sandpoint State: ID Zip code: 83864

Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_

E-mail: \_\_\_\_\_

### 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: Builder/owner

Company Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_

E-mail: \_\_\_\_\_



**PARCEL INFORMATION:**

Section #: 17	Township: 57N.	Range: 2 West	Parcel acreage: 2
Parcel # (s): RPO 3909 000 00 20A			
Legal description: Lot 2, Fruitful Acres, according to the plat thereof, recorded in Book 15 of plats, Page 35, Records of Bonner County, Idaho.			
Current landowner's name: Brocken Baltus & Jenoa Anderson			
Current zoning: Suburban (Sub)		Current use: Residence	
What zoning districts border the project site?			
North: Sub'	East: Sub'		
South: Sub'	West: Sub'		
Comprehensive plan designation:			
Uses of the surrounding land (describe lot sizes, structures, uses):			
North:	All directions is sub' growth area, 2.5-5 acres.		
South:			
East:			
West:			
Nearest city: Sandpoint	Distance to the nearest city: 1-2 miles		
Detailed directions to site: <del>Drive</del> Drive west on Baldy Mt. Rd from Sandpoint for about 2 miles and 11168 Baldy Mt. Rd is on left at the corner of Baldy Mt. Rd. and Sweetwater Dr.			

**NARRATIVE STATEMENT:**

Explain the effects of elements such as noise, light glare, odor, fumes and vibrations on adjoining property: ~~Our property is~~ Adjoining properties will not be effected by variance.

Explain how the proposed use is compatible with adjoining land uses: Standard residential construction is compatible with surrounding properties uses.

Explain why it is not possible to comply with the ordinance standards: The 10' jog in <sup>the</sup> west property line pushes our construction further into our existing structures and assets of property. Going further into property moves our construction off of the flat and makes our construction more expensive and complicated. Mature fruit trees also would be hazardous to encroach on.



Describe whether an undue hardship exists because of site characteristics, and whether special conditions and circumstances exist that are peculiar to the land, structures, or building involved that the applicant has no control over. BCRC 12-234(a) Example: A site may have excessive slopes that prevent a structure from meeting the required setbacks. Meeting the existing 25' setbacks would cause unnecessary expense and hardship through the building process, due to the grade change.

Explain whether special conditions and circumstances 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 building design has already been reduced in size to the minimum size to meet our family's needs.

Explain whether granting this variance is 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) Example: Will approval of the variance result in a potential obstruction of public access or cause a safety hazard? The variance will in no way interfere with public interest or be detrimental to the surrounding needs and uses.

**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: Baldy Mt. Rd. & Sweetwater Dr both paved

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:  
Flat Building Site with west steep slope up to Sweetwater Dr.  
Rest of property gently sloped towards NW.

Water courses (lakes, streams, rivers & other bodies of water): NA.

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

Springs & wells: Well drilled on North property line

Existing structures (size & use): 20x16' greenhouse / 8x12 chicken coop.

Land cover (timber, pastures, etc): 1/3 woodlot to East, 2/3 cleared with gardens, lawn, and orchard trees.

Are wetlands present on site?  Yes  No Source of information: 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: Gravel or Gravelless Drainfield, Pump to Gravity

Explain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details: 2\*2 2x1000gal tanks. one pumped uphill to drainfield location. located middle of property towards south property line.

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: Distributed via pressure tank.

Distance (in miles) to the nearest:

Public/Community Sewer System: NA

Solid Waste Collection Facility: Upland Station 0.8

Public/Community Water System: NA

Fire Station: Northside Fire district Station 4.9 miles

Elementary School: Farmin Stodwell 2

Secondary Schools: Sandpoint M.S. & H.S. 2.9 mi.

County Road: 0 miles

County Road Name: Baldy Mt. Rd. 0 miles

Which fire district will serve the project site? Northside

Which power company will serve the project site? Avista

**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: NA

Population: NA

School facilities & Transportation: NA

Economic Development:



\_\_\_\_\_

\_\_\_\_\_

Land Use: \_\_\_\_\_

\_\_\_\_\_

Natural Resources: \_\_\_\_\_

\_\_\_\_\_

Hazardous Areas: \_\_\_\_\_

\_\_\_\_\_

Public Services: \_\_\_\_\_

\_\_\_\_\_

Transportation: \_\_\_\_\_

\_\_\_\_\_

Recreation: \_\_\_\_\_

\_\_\_\_\_

Special Areas or Sites: \_\_\_\_\_

\_\_\_\_\_

Housing: \_\_\_\_\_

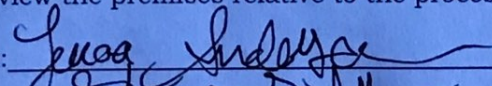
\_\_\_\_\_

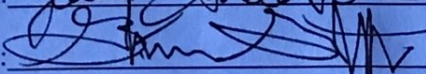
Community Design: \_\_\_\_\_

\_\_\_\_\_

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: 8/1/23

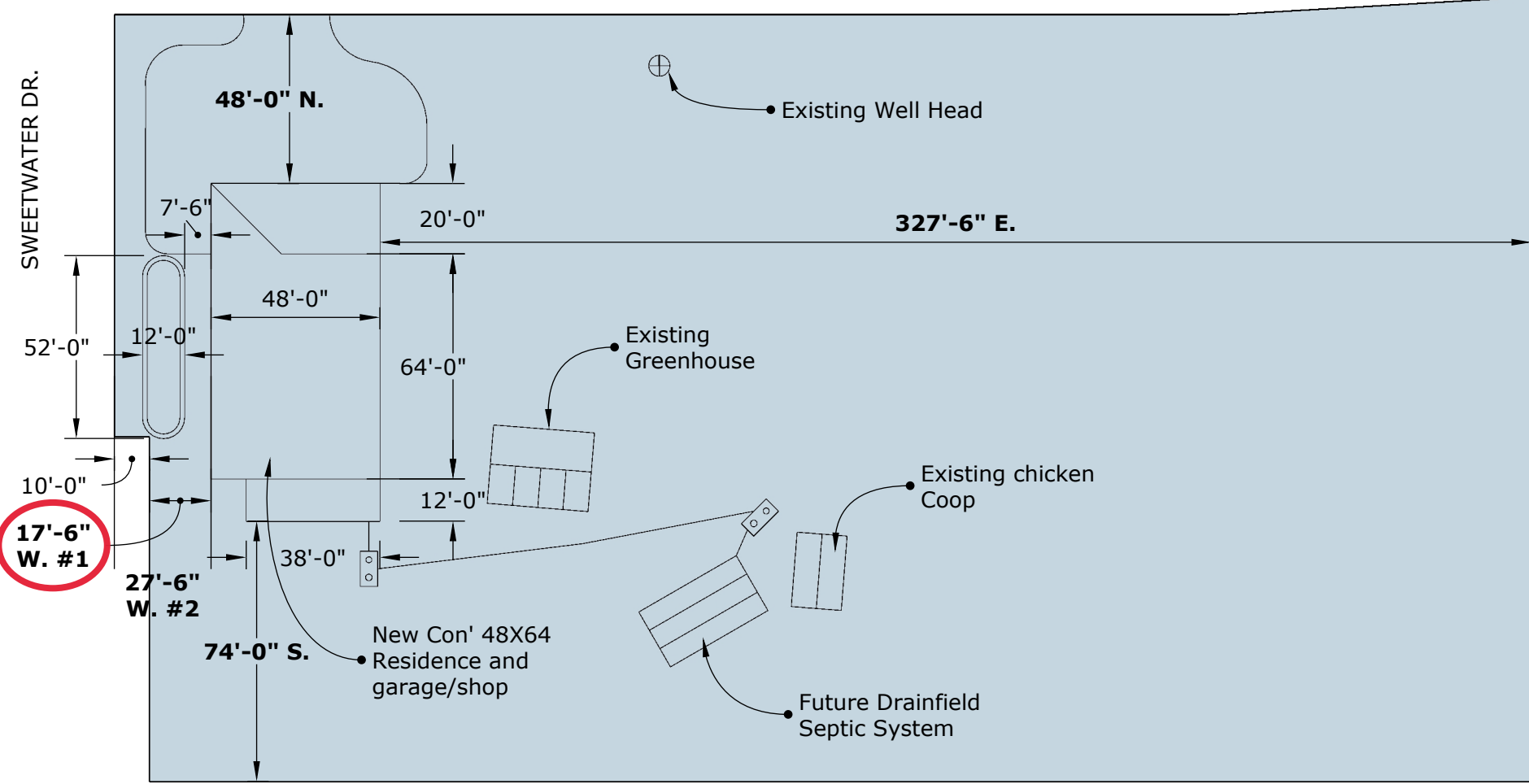
Landowner's signature:  Date: 8/1/2023





BALDY MT. RD.

SWEETWATER DR.



**17'-6"**  
**W. #1**

27'-6"  
W. #2

74'-0" S.  
New Con' 48X64  
Residence and  
garage/shop

Existing Well Head

Existing  
Greenhouse

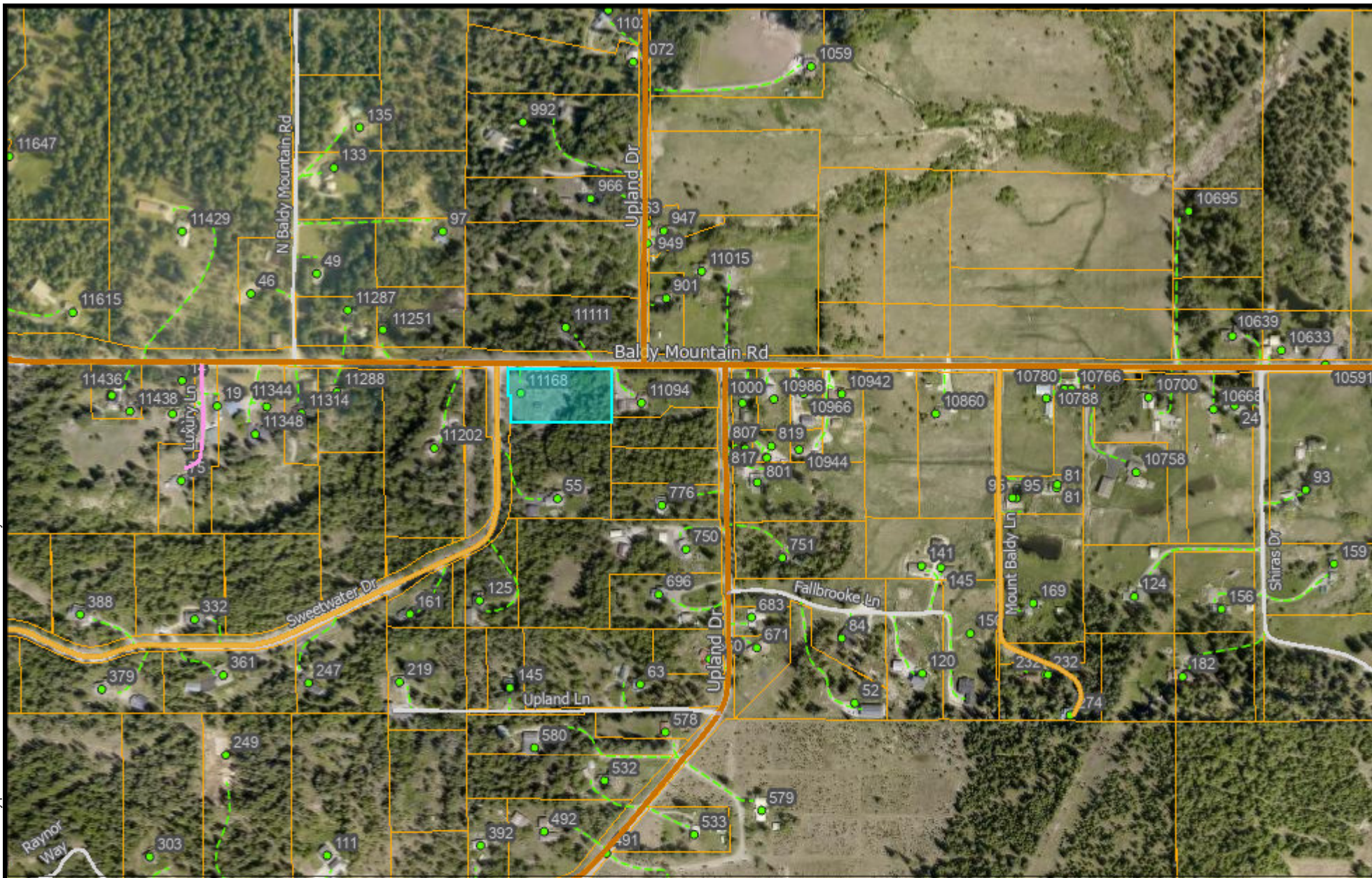
Existing chicken  
Coop

Future Drainfield  
Septic System





# Bonner County Map



Bonner County provides the data "as is" with no claim as to its accuracy.

8/15/2023, 1:49:57 PM

## Street Ownership

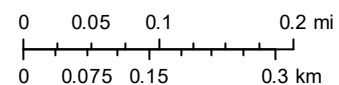
- Bonner County
- Unknown
- <all other values>

## Road Centerlines

- Primary
- Secondary
- Local; Ramp

- Site
- - - Driveway
- Parcels

1:9,028



Source: Esri, Maxar, Earthstar Geographics, and the Bonner County Planning Maxar