



BONNER COUNTY PLANNING DEPARTMENT

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VARIANCE APPLICATION

FOR OFFICE USE ONLY:

FILE #

V0023-24

RECEIVED:

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AUG 19 2024

BONNER COUNTY
PLANNING DEPARTMENT

- ☐ 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 28' 12' foot setback to allow for the construction of:
(Specify the type of structure and use) Covered area to get out of Sun -

- ☐ Other (Please specify) We were putting up Canopies each year and taking them down when we left for the summer. We're getting too old to climb on ladder to put Canopies up - needed some shade as our property faces South.

APPLICANT INFORMATION:

Landowner's name: Tom & Sharon Thwaites

Mailing address: [REDACTED]

City: Sagle State: ID

Zip code: 83860

Telephone: [REDACTED] Fax: -

E-mail: [REDACTED]

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 #: 21 Township: 56N Range: 1W Parcel acreage: .24
Parcel # (s): 21-56N-1W Ponderosa Home Sites BIK3 Lots 678+9 CFWRS
Legal description:

Current landowner's name: Thomas W. + Gwendolyn S. Thwaites
Current zoning: Recreation Current use: Driveway/Paved yard
What zoning districts border the project site? Recreation
North: East:
South: West:

Comprehensive plan designation: ?
Uses of the surrounding land (describe lot sizes, structures, uses):

North: Garfield Bay Rd.
South: Lake Pend Orielle
East: Our house
West: Our Lots 8+9

Within Area of City Impact?: ☐ Yes ☒ No If yes, which city?:

Detailed directions to site: 83 W Garfield Bay Rd Sage 83860

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.

Our property sits lower than Garfield Bay Rd. (See Picture A) The corner we built doesn't obstruct anyone's view.

Our Contractor advised us that we didn't need any permits as this structure is bolted to posts that hold it in place. The licensed Contractor stated it's considered temporary because of being bolted.

As we age, we no longer find it easy to put up canopies using a ladder.

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

In Picture B the structure post is 12' from water
In Picture A the post (northside) is 30' 3" from Road if you measure straight across.

The structure is 24' x 12'

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 wooden structure sets down obstructing ~~is~~ no one's view.
We needed shade during summer months.

(See Picture A)

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: paved

☒ 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 - dirt

☐ 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: See Picture A

Topography (lay of the land), including estimated maximum slope, rock outcroppings, benches, etc:

Water courses (lakes, streams, rivers & other bodies of water): See Picture B

Is site within a floodplain? ☐ Yes ☒ No

Firm Panel #: _____

Map designation: _____

Springs & wells: _____

Existing structures (size & use): house on lot 5 (counthouse)

Land cover (timber, pastures, etc): no

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:

Sage Sewer

☐ 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: We share a well that is not on our property.

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:

Public/Community Water System:

Fire Station:

Elementary School:

Secondary Schools:

County Road:

County Road Name:

Which fire district will serve the project site? _____

Which power company will serve the project site? Northern Lights (the structure has no power)

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: _____

Landowner's signature: _____

Date: _____