



BONNER COUNTY PLANNING DEPARTMENT

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VARIANCE APPLICATION

FOR OFFICE USE ONLY:

FILE # **V0003-24**

RECEIVED:

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JUN 11 2024

**Bonner County
Planning Department**

- Administrative Variance
- Public Hearing Required

PROJECT DESCRIPTION:

The applicant is requesting a variance from a:

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

The applicant is requesting a ~~10~~ **10** foot setback to allow for the construction of:
(Specify the type of structure and use) **Tiny Home Dwelling**

Other (Please specify) _____

APPLICANT INFORMATION:

Landowner's name: **Heidi Williams Justin Williams**

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 #: 30 Township: 55 North Range: 2 Parcel acreage: 20

Parcel # (s): RP55N02W308440A

Legal description: Less the South half of the North half of the Southeast Quarter of the Southeast Quarter of Said Section 30 Situated in Bonner County, State of Idaho

Current landowner's name: Heidi Williams Justin Williams

Current zoning: Current use:

What zoning districts border the project site? A/F-20

North: A/F 20 East: A/F 20

South: A/F 20 West: A/F 20

Comprehensive plan designation:

Uses of the surrounding land (describe lot sizes, structures, uses):

North: 100+ acres Timbered

South: 20 acres Main residents

East: 12 acres Timbered Dwelling

West: 20 acres Main residents

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

Detailed directions to site: 2 miles down Southside School Road turn right onto Jonathan Lane go ~~there~~ through wood fence tiny house is on the right before you go down hill to main house

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.

Placed home in property corner due to more flat ground. Slopes would make building hard.

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? Thought the setbacks were 15 feet to property line from structure not from eaves.

We have changed nothing as far as the natural lay of the land.

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 East and North sides of the home are not interfering with the home owners of this parcel as they already have home far from this site
The nearest house from this site is 600 feet to the south. This should not affect neighboring properties.

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: Jonathan Lane 50" wide easement pit run topped with 3/4 inch mints

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:

Home sits on flat land with timber surrounding man made rock wall benched to driveway facing South west

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

NONE

Is site within a floodplain? Yes No

Firm Panel #: _____

Map designation: _____

Springs & wells: _____

Existing structures (size & use):

Portable shed

Land cover (timber, pastures, etc):

Timber

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: Rock & Pipe drain field

Explain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details: 1000 gallon tank 300 square ft. Rock & pipe drain field.

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: NONE Solid Waste Collection Facility: Durant

Public/Community Water System: NONE Fire Station: Sagle

Elementary School: Southside Elementary Secondary Schools: Sandpoint Middle/High

County Road: Southside School Road County Road Name: Southside School Rd.

Which fire district will serve the project site? Sagle 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: N/A

School facilities & Transportation: N/A

Economic Development: N/A

Land Use: N/A

Natural Resources: N/A

Hazardous Areas: N/A

Public Services: N/A

Transportation: N/A

Recreation: N/A


Special Areas or Sites: N/A

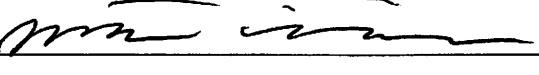
Housing: N/A

Community Design: N/A

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: 1-9-24

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