



BONNER COUNTY PLANNING DEPARTMENT

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VARIANCE APPLICATION

FOR OFFICE USE ONLY:

FILE # V0004-24

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 10 foot setback to allow for the construction of:
(Specify the type of structure and use) _____

Other (Please specify) _____

APPLICANT INFORMATION:

Landowner's name: John L & Katherine J Eppley

Mailing address: _____

City: Priest River

State: Idaho

Zip code: 83856

Telephone: _____

Fax: _____

E-mail: _____

REPRESENTATIVE'S INFORMATION:

Representative's name: N/A

Company name: _____

Mailing address: _____

City: _____

State: _____

Zip code: _____

Telephone: _____

Fax: _____

E-mail: _____

ADDITIONAL APPLICANT / REPRESENTATIVE INFORMATION:

Name/Relationship to project: N/A

Company Name: _____

Mailing Address: _____

City: _____

State: _____

Zip Code: _____

Telephone: _____

Fax: _____

E-mail: _____

PARCEL INFORMATION:

Section #:22	Township:58N	Range:04W	Parcel acreage:9.45
Parcel # (s):RP58N04W227351A			
Legal description: <u>The East half of the West half of the Northeast quarter of the Southeast quarter of Section 22, Township 58 North, Range 4 West, Boise Meridian, Bonner County, Idaho</u>			
Current landowner's name:John L. & Katherine J. Eppley			
Current zoning:Agriculture/Forestry 10 (A/F-10)		Current use:Permanent Residence	
What zoning districts border the project site?			
North:A/F-10		East:A/F-10	
South:Priest River Experimental Forrest		West:A/F-10	
Comprehensive plan designation:			
Uses of the surrounding land (describe lot sizes, structures, uses):			
North:14 acres, shed, gardens, travel trailer for recreational use and fenced grazing for horses			
South:Priest River Experimental Forest			
East:1.5 acres w/shed and residence and 8.5 Acres w/shed & residence			
West:10 Acres w/shed & residence			
Within Area of City Impact?: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, which city?:			
Detailed directions to site: <u>From the intersection of US Hwy 2 and Idaho Hwy 57 in Priest River turn North onto ID Highway 57.proceed three (3) miles and turn right onto Peninsula Rd, proceed 11.5 miles on Peninsula Rd/East River Rd to East River Loop, turn right onto East River Loop and proceed .5 miles to Eppley Residence on the left side of East River Loop.</u>			

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 area where the Carport is now located has always been the Residents Driveway and Parking Area since being built in 1980 as shown in the attached Bonner County GIS Map Screenshot (Note Owners Ford F350 parked by the Power Pole and Owners other Vehicle would be parked immediately to the Northwest of the F350) and is the closest level location to our Residence.

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? The applicant diligently pursued different layout criterias for the metal Carport, short of removing the trees located on the Northwest side and keeping it to the Northeast as far as possible. The metal Carport size (20'W x 35" L) was needed for our vehicles and tractor with equipment the layout was restricted by a row of large quaking aspens and slope on the Northwest side of the Carport (see attached Photo #8), a utility pole on the Southeast side (see attached Photo #4) and an elevation change (6 foot plus dropoff) at the Northeast side (see attached Photos #6 & #7). The Carport is at an angle to the East River Loop Road, so the Southwest corner (eve) is 10' and the Southeast corner or back end of the Carport is 26' 6" from the Property Line Setback as shown on the GIS Screenshot #2.*

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 proposed use of the Carport is only slightly different than the previous use, in that the vehicles and tractor with equipment will be parked in the same location they have been since 1980, except they will be protected from the weather.

Granting this variance will not obstruct public access or cause a safety hazard nor will it be detrimental to the Public Health, safety or welfare to properties or improvements in the vicinity. Carport has downward pointing solar lights above front opening and is utilized for Vehicle and Equipment Parking Only

There will be no noise, light glare, odor, fumes or vibrations to affect adjoining 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: _____

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: East River Loop Road is a gravel road maintained by Bonner County

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 Carport and driveway location is level with the East River Loop road and slopes downward to the Eppley Residence and Garden Shed on the North side of the carport and slopes down to the road to the meadow on the Northeast side of the Carport by approximately 6 feet in elevation. The entire area on the North side of the East River Loop Road, except for the area where the upper driveway and Carport is located, slopes downward toward the Residence, Garden Shed and farther to the East River with a total elevation change of approx. 20 feet.

Water courses (lakes, streams, rivers & other bodies of water): The East River is located along the Northwest boundary line of the Property and is located as shown on the attached GIS Property Map Screenshot #1

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

Springs & wells: Domestic Water well is located on the Property to the West of the Eppley Property and is shared by this adjacent Property as shown on the attached GIS Property Map Screenshot #1

Existing structures (size & use): 44'x32'w Residence, 16'x12'w Garden Shed and 12' x 28' Shed located on the south side of the East River Loop Road.

Land cover (timber, pastures, etc): Timber and pasture

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:

Explain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details: The Residence Sewage System is located directly adjacent to the East side of the Residence and consists of a 1000 gallon tank and drainfield to the Northeast of the residence in the meadow as shown on GIS Property Map Screenshot #1

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: Domestic Water Well is located on the Property to the West of the Eppley Property and is shared by this adjacent Property as shown on the attached GIS Property Map Screenshot #1

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? _____

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: _____