

NOTICE OF PUBLIC HEARING



I hereby certify that a true and correct copy of this "Notice of Public Hearing" was digitally transmitted or mailed (postage prepaid) on this **12th** day of **March 2024**.

J Crone

Jenna Crone, Hearing Coordinator

This notice was mailed to political subdivisions, property owners within 300 feet of the subject property, and the media on **Tuesday, March 12, 2024**.

NOTICE IS HEREBY GIVEN that the Bonner County Hearing Examiner will hold a public hearing at **1:30 pm** on **Wednesday, April 17, 2024** in the Bonner County Administration Building, 1500 Highway 2, Sandpoint, Idaho, by Zoom teleconference, and YouTube Livestream to consider the following request:

File V0005-24 - Variance - Street Setback. The applicant is requesting a 10.68-foot street setback where 25 feet is required. The 0.39 acre property is zoned Recreation. The project is located off Pinto Point Road in Section 27, Township 61 North, Range 4 West, Boise-Meridian.

For details regarding this application, Zoom teleconference, or YouTube livestream, visit the Planning Department web site at www.bonnercountyid.gov/departments/Planning. Staff reports are available online or may be viewed at the planning department approximately a week before the scheduled hearing.

Written statements must be submitted to the planning department record no later than seven (7) days prior to the public hearing. Written statements not exceeding one standard letter sized, single spaced page may be submitted at the public hearing. Statements can be sent to the Bonner County Planning Department at 1500 Highway 2, Suite 208, Sandpoint, Idaho 83864; faxed to 866-537-4935 or e-mailed to planning@bonnercountyid.gov. The referenced start time stated above reflects the beginning of the hearing. Specific file start time and hearing duration vary.

During the hearing for this application, the public will be given an opportunity to provide testimony and/or evidence regarding how the proposal does or does not comply with the applicable approval criteria of the Bonner County Revised Code. At the close of the public hearing, the governing body will make a decision on the application that may include, but is not limited to, approval, denial, remand, or continuance of the public hearing. Any person needing special accommodations to participate in the public hearing should contact the Bonner County Planning Department at (208) 265-1458 at least 48 hours prior to the scheduled hearing.

If you have no comment or response, you may indicate below and return this form to the Planning Department.

NO COMMENT _____

Name

Date



Excerpt from Original Plat Map



Impervious Surface Notes

THE AREA BETWEEN PINTO POINT ROAD AND THE EXISTING RESIDENCE IS CURRENTLY COVERED COMPLETELY IN GRAVEL. THE PROPOSED NEW GARAGE HAS A FOOTPRINT OF 296 SF AND A TOTAL AREA OF 1,192 SF WHEN ROOF OVERHANGS ARE INCLUDED. GIVEN THE EXISTING GRAVEL SURFACES, NO NEW IMPERVIOUS SURFACE IS BEING CREATED BY THIS APPLICATION, AND AREAS THAT ARE CURRENTLY IN GRAVEL ARE PROPOSED TO BE REDUCED IN SIZE AND LANDSCAPED WITH NATIVE GRASSES AND PLANTINGS AS SHOWN ON THIS SITE PLAN.

Impervious Surface Calculations

TOTAL SITE AREA (0.39 ACRES)	16,988 SF
TOTAL SITE AREA WITHIN 200' OF SHORELINE	16,988 SF
MAXIMUM IMPERVIOUS SURFACE AREA AT 35%	5,946 SF
IMPERVIOUS SURFACES	TOTALS
EXISTING RESIDENCE ROOFLINE	2,106 SF
EXISTING SLEEPING PORCH ROOFLINE	132 SF
NEW GARAGE ROOFLINE	1,192 SF
FRONT DRIVEWAY AND PARKING APRON/WALKS	2,035 SF
PORCHES, LANDINGS, WALKS (NOT UNDER ROOFLINES)	108 SF
TOTALS	5,633 SF
IMPERVIOUS COVERAGE:	32.2%

Site Plan Key Notes

- CONNECT TO EXISTING WATER AND SEWER SERVICES UNDERNEATH MAIN HOUSE

UNLESS NOTED OTHERWISE, THIS DRAWING HAS BEEN PREPARED AT A SCALE OF 1" = 40.0'. DIMENSIONS ARE SHOWN IN FEET AND INCHES. DIMENSIONS ARE SHOWN TO SCALE. WRITTEN DIMENSIONS SUPERCEDE GRAPHIC SCALING.

DATE	DESCRIPTION
06-26-2022	INITIAL SITE & FLOOR PLAN STUDIES
07-07-2022	PRELIMINARY VARIANCE APPLICATION
07-19-2022	BUILDING PERMIT & VARIANCE SITE DRAWINGS ISSUED
07-21-2022	CONSTRUCTION DRAWINGS PROGRESS
08-24-2022	PRELIMINARY VARIANCE STUDY
08-25-2022	PERMITS FOR VARIANCE SET TO CLARIFY BEZEL OF APPROVAL
08-25-2022	CONSTRUCTION DOCUMENTS PROGRESS
08-15-2023	USE VARIATIONS TO FACTOR IN 35% MAX IMPERVIOUS SURFACES
11-14-2023	USE PLAN AMERICAN NOTATION
12-01-2023	VARIANCE SITE PLAN ANALYSIS
12-29-2023	PROVIDE VARIANCE APPLICATIONS
01-29-2024	VARIANCE SITE PLAN COMMENTS 1 & A1.1
02-12-2024	VARIANCE SITE PLAN 1



DAC ARCHITECTURE, LLC
 804 SOUTH COLE AVENUE
 LA CONNER, WASHINGTON
 360-486-2555

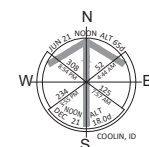
TOM & JULI LINDQUIST
 MERCER ISLAND, WA

PROJECT

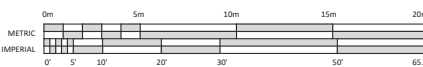
PINTO POINT GARAGE/SHOP & GUEST ROOM

125 PINTO POINT ROAD
 COOLIN, IDAHO 83821

6/26/2024



Modified Variance Request Site Plan
 SCALE: 1:1120 1" = 10.0'
 Lot 37 - 125 Pinto Point



DRAWN BY:	DAC	CHECKED BY:	DAC
SCALE:	AS NOTED		
SHEET TITLE:	SITE PLAN		

REV NO.	3	DESK	A1.1
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