



BONNER COUNTY PLANNING DEPARTMENT

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VARIANCE APPLICATION

FOR OFFICE USE ONLY:

FILE # V0008-24

RECEIVED:

Application received February 15, 2024

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

- Other (Please specify) The applicant is requesting a 1300 sqft accessory dwelling unit where 900 sqft is allowed.

APPLICANT INFORMATION:

Landowner's name: Eric Hidden

Mailing address: _____

City: Cocolalla

State: ID ID

Zip code: 83813

Telephone: _____

Fax: _____

E-mail: _____

REPRESENTATIVE'S INFORMATION:

Representative's name: NA

Company name: _____

Mailing address: _____

City: _____

State: _____

Zip code: _____

Telephone: _____

Fax: _____

E-mail: _____

ADDITIONAL APPLICANT/REPRESENTATIVE INFORMATION:

Name/Relationship to project: NA

Company Name: _____

Mailing Address: _____

City: _____

State: _____

Zip Code: _____

Telephone: _____

Fax: _____

E-mail: _____

PARCEL INFORMATION:

Section #: 22	Township: 55N	Range: 3W	Parcel acreage: 20 20
Parcel # (s):	RP55N03W225410		
Legal description:	22-55N-3W N2NWSW CPWRS		
Current landowner's name:	Eric Hidden Eric Hidden		
Current zoning: Residential	Current use: Residential		
What zoning districts border the project site?			
North: Timber	East: Residential		
South: Timber	West: Timber		
Comprehensive plan designation:			
Uses of the surrounding land (describe lot sizes, structures, uses):			
North:	160 acres of timber land with no structures		
South:	20 acres of timber land with no structures		
East:	80 acres of 131-Land-ag/timb w/resid Imp with single family structure.		
West:	160 acres of timber land with no structures		
Within Area of City Impact?:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, which city?:	
Detailed directions to site: West from 95 on southern Cocolalla Loop, left on Fish Creek Road, left on Rabbit Run all the way to the end.			

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.* No unique conditions apply to the property.

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 previous owners built the structure. I'm trying to make it compliant.

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?*

Increasing the allowance for bulk size will create no conflict with public interest. There are no neighbors within 1/4 mile and the structure is not visible from outside the property.

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: _____

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:

Please see attached site plan

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

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

Springs & wells: There is an existing well approximately 300 ft from the referenced structure.

Existing structures (size & use): _____
Please see attached site plan.

Land cover (timber, pastures, etc): Primarily 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: _____ Septic Septic

Explain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details: Existing septic system

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: Existing well supplies the reference structure.

Distance (in miles) to the nearest:

Public/Community Sewer System: NA	Solid Waste Collection Facility: 10 miles
Public/Community Water System: NA	Fire Station: 5 miles
Elementary School: 7 miles	Secondary Schools: 20 miles
County Road: 2 miles	County Road Name: Fish Creek Rd

Which fire district will serve the project site? Selkirk

Which power company will serve the project site? NA

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: 2-10-2024

Landowner's signature: _____ Date: _____