



BONNER COUNTY PLANNING DEPARTMENT

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VARIANCE APPLICATION

FOR OFFICE USE ONLY:

FILE #

V0013-24

Administrative Variance
Public hearing required

RECEIVED:

Received: 5/23/2024 by AF;
updated by TSH

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 8.5 foot setback to allow for the construction of:
(Specify the type of structure and use) Expansion of an existing condo building

☐ Other (Please specify) _____

APPLICANT INFORMATION:

Landowner's name: TAMARACK ONE CONDOMINIUM ASSOCIATION, INC.

Mailing address: _____

City: Seattle

State: WA

Zip code: 98117

Telephone: _____

Fax: _____

E-mail: _____

REPRESENTATIVE'S INFORMATION:

Representative's name: Mark Peterson

Company name: _____

Mailing address: _____

City: Seattle

State: WA

Zip code: 98117

Telephone: _____

Fax: _____

E-mail: _____

ADDITIONAL APPLICANT/REPRESENTATIVE INFORMATION:

Name/Relationship to project: Lance Roth

Company Name: _____

Mailing Address: _____

City: Sandpoint

State: ID

Zip Code: 83864

Telephone: _____

Fax: _____

E-mail: _____com

PARCEL INFORMATION:

Section #: 20	Township: 58 N	Range: 2 W	Parcel acreage: 0.17 ac / 7,545 sq ft
Parcel # (s): RP070100000030A			
Legal description: 20-58N-2W TAMARACK ONE CONDO UNIT 3 SCHWEITZER BASIN VILLAGE 1ST BLK 3 ADD TAX 1 OF LOT 9 CPWRS 20-58N-2W TAMARACK ONE CONDO UNIT 2 SCHWEITZER BASIN VILLAGE 1ST BLK 3 ADD TAX 1 OF LOT 9			
Current landowner's name: TAMARACK ONE CONDOMINIUM ASSOCIATION, INC.			
Current zoning: Alpine Village		Current use: Residential / Condo	
What zoning districts border the project site? Alpine Village			
North:		East:	
South:		West:	
Comprehensive plan designation: Residential/Recreation			
Uses of the surrounding land (describe lot sizes, structures, uses):			
North: Driveway / access road / parking			
South: Residential Lot, 75' wide x 101.7' deep (irregular size), belonging to David and Sarah Hetzel			
East: Existing Condo Building, Tamarack Two			
West: Residential Lot, 45' wide x 100' long, belonging to David and Sarah Hetzel			
Nearest city: Sandpoint, ID		Distance to the nearest city: 12 miles	
Detailed directions to site: South of the intersection of Ullr Dr. and Parallel Run			

NARRATIVE STATEMENT:

Explain the effects of elements such as noise, light glare, odor, fumes and vibrations on adjoining property: _____

The requested variance is located between our existing condo building and the neighboring lot owned by David and Sarah Hetzel, along the NW property line and all property owners support this request for a variance. There are no other adjacencies, public spaces or involved parties. Currently there are no structures located in the existing setback and given the narrow width of the neighboring property construction of any structure is quite limited. Given this narrow width of the property paired with the presence of a utility pole, this area most likely will be used as a utility easement if needed. Given we are seeking to continue with the existing residential uses and not add any additional structures to the NW side of the Tamarack One building there will be no change to the current use relevant to noise, light, etc.

Explain how the proposed use is compatible with adjoining land uses: _____

We are requesting this variance to allow us to expand the existing Tamarack One building towards the Southern property line where adequate space exists to add a 17' x 22' addition to the existing building (see attached survey docs). This request is along a single property line separating the Hetzel's property and the Tamarack One condo building and the proposed use continues with the existing use of residential properties. The Hetzel's have plans to build on the top portion of their lot along Tall Timber Rd where they will have road access to their property. This request for a variance is along a small and narrow portion of the property boundary and will continue in alignment with the existing uses. All parties are supportive of this proposal and see no immediate or future impacts if it is granted.

Explain why it is not possible to comply with the ordinance standards: _____

The existing Tamarack One building was built askew and with a smaller setback in the early 1970s. Given how the current building is situated on the lot we do not have sufficient space to add the proposed expansion without an exception.

Describe whether an undue hardship exists because of site characteristics, and whether special conditions and circumstances exist that are peculiar to the land, structures, or building involved that the applicant has no control over. BCRC 12-234(a) *Example: A site may have excessive slopes that prevent a structure from meeting the required setbacks.* _____

The existing Tamarack One building was built askew and with a smaller setback in the early 1970s. Given how the current building is situated on the lot we do not have sufficient space to add the proposed expansion without an exception.

Explain whether special conditions and circumstances 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*

The expansion to the South is feasible as there is adequate space in this direction to allow for the current setback standard. The issue is that the building was built in the 1970s and at that time it was placed askew on the lot with the SW side setbacks smaller than the current code. Given the history of the existing building, and its placement on the lot, we have partnered with our neighbors David and Sarah Hetzel to propose this variance. We would continue the existing structure to the south extending the current foundation back 17' to the south. We would also not construct any structures or deposit any snow load onto the existing / proposed setback. The building currently has a flat roof so no snow is deposited in that area currently, this will not change.

Explain whether granting this variance is 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)

Example: Will approval of the variance result in a potential obstruction of public access or cause a safety hazard? _____

None of the proposed changes would result in permanent changes that would preclude either party from utilizing the properties in alignment with the existing codes.

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: Existing access off of Ullr Dr via paved private access road.

☐ 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:
Property has slopes greater than 30% that slants in a easterly direction, down Schweitzer.

Water courses (lakes, streams, rivers & other bodies of water): None are present

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

Springs & wells: None present

Existing structures (size & use): Tamarack One Condo building. 4 residential units

Land cover (timber, pastures, etc): Timber and natural foliage

Are wetlands present on site? ☐ Yes ☒ No Source of information: _____

Other pertinent information (attach additional pages if needed): See attached survey docs.

SERVICES:

Sewage disposal will be provided by:

☒ Existing Community System - List name of sewer district or provider and type of system:
 Schweitzer Utility Company

☐ 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: Schweitzer Utility Company

☐ 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: 0

Solid Waste Collection Facility: 1.6 miles

Public/Community Water System: 0

Fire Station: 1.6 miles

Elementary School: Kootenai Elementary School

Secondary Schools: Sandpoint Middle School

County Road: 272 feet

County Road Name: Ullr Dr.

Which fire district will serve the project site? Schweitzer Fire District

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: The proposed variance does not infringe upon neighboring lots.

Population: The proposed use will not change the density as dictated by zoning regulations.

School facilities & Transportation: Proposed improvements results in no impact to school facilities and transportation.
n existing structure exists consistent with anticipated use.

Economic Development: Proposed improvements have positive to no impact on future economic development.

Land Use: <u>Proposed improvements are consistent with existing land use.</u>
Natural Resources: <u>Proposed improvements have no impact on existing natural resources.</u>
Hazardous Areas: <u>none</u>
Public Services: <u>Existing infrastructure at Schweitzer Mountain Resort will continue to service the site.</u>
Transportation: <u>Proposed improvements add no additional burden to the existing roads.</u>
Recreation: <u>Proposed improvements have positive or no impact to existing recreation activities.</u>
Special Areas or Sites: <u>none</u>
Housing: <u>Proposed improvements will add updated improvements to existing condominium building.</u>
Community Design: <u>Proposed improvements will conform with Schweitzer community requirements.</u>
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: Kathryn Keeney Date: 5.13.24

Landowner's signature: _____ Date: _____