



BONNER COUNTY PLANNING DEPARTMENT

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VARIANCE APPLICATION

FOR OFFICE USE ONLY:

FILE # <input type="checkbox"/> Administrative Variance <input checked="" type="checkbox"/> Public Hearing Required	V0016-24	RECEIVED:
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PROJECT DESCRIPTION:

The applicant is requesting a variance from a:	
<input type="checkbox"/> Front yard setback	<input type="checkbox"/> Rear yard setback
<input checked="" type="checkbox"/> Side yard setback	<input type="checkbox"/> Water front setback
The applicant is requesting a 0 foot setback to allow for the construction of: (Specify the type of structure and use) _____	
<input type="checkbox"/> Other (Please specify) _____	

APPLICANT INFORMATION:

Landowner's name: Matthew & Micaela Jaime		
Mailing address: [REDACTED]		
City: [REDACTED]	State: [REDACTED]	Zip code: [REDACTED]
Telephone: [REDACTED]	Fax: [REDACTED]	
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:		

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 approval of this variance will not result in a potential obstruction of public access or cause a safety hazard of any kind. The approval of this variance will not effect any adjoining properties. We are simply requesting that the county setback of 5ft shall be approved at 0ft.

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: 40' wide gravel access via recorded easement through parcel RP054070010010A.

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:
The topography of the lot has a steep slope. Exact slope is unknown.

Water courses (lakes, streams, rivers & other bodies of water): This is not a water front lot.

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

Springs & wells: NA

Existing structures (size & use): current residential house size is 51' x 29'6"

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:
Granite Reeder Sewer District, grinder pump, holding tank, sewer main - INSTALLED.

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: ELKINS REEDER TERRACE - \

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: ELKINS REEDER TERRACE COMMUNITY WELL

Distance (in miles) to the nearest:

Public/Community Sewer System: <u>2 miles</u>	Solid Waste Collection Facility: <u>within, nieghborhood</u>
Public/Community Water System: <u>within</u>	Fire Station: <u>20miles</u>
Elementary School: <u>14 miles</u>	Secondary Schools: <u>38 miles</u>
County Road: <u>.25 miles</u>	County Road Name: <u>.25 Mile Reeder Bay Rd.</u>

Which fire district will serve the project site? West Priest Lake 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: _____

Population: _____

School facilities & Transportation: _____

Economic Development: _____

Land Use: _____

Natural Resources: _____

Hazardous Areas: _____

Public Services: _____

Transportation: _____

