



BONNER COUNTY PLANNING DEPARTMENT

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VARIANCE APPLICATION

FOR OFFICE USE ONLY:

FILE #

V0019-24

- ☐ Administrative Variance
☒ Public Hearing Required

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JUN 24 2024

BONNER COUNTY
PLANNING DEPARTMENT

PROJECT DESCRIPTION:

The applicant is requesting a variance from a:

- ☒ ~~Front yard setback~~ STREET SETBACK ☐ Rear yard setback
☐ Side yard setback ☐ Water front setback

The applicant is requesting a 5 foot setback to allow for the construction of:
(Specify the type of structure and use) Unattached Garage

☐ Other (Please specify) _____

APPLICANT INFORMATION:

Landowner's name: Tye and Teresa McGee

Mailing address: _____

City: Spokane

State: Wa

Zip code: 99205

Telephone: _____

Fax: _____

E-mail: _____

REPRESENTATIVE'S INFORMATION:

Representative's name: Self

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: _____

PARCEL INFORMATION:

Section #:10	Township:62N	Range:4W	Parcel acreage:344
Parcel # (s):RP003880000210			
Legal description:Lot # 21 Sandpiper Shores, Priest Lake Id.			
Current landowner's name:Tye and Teresa McGee			
Current zoning:Rural		Current use:Vacation House/ Lake House	
What zoning districts border the project site?			
North:Rural		East:Rural	
South:Rural		West:Rural	
Comprehensive plan designation:			
Uses of the surrounding land (describe lot sizes, structures, uses):			
North:Wetland, Unbuildable			
South:Boat Canal/ Lake Front Lots			
East:Vacation/Lake House			
West:Vacation/ Lake House			
Within Area of City Impact?: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, which city?:			
Detailed directions to site: North from Priest River on Hwy. 57. Turn right to Coolin. Turn right in Coolin at Moose Knuckle Restaurant. Approx. 28 miles thru Lionhead State Park. Turn left as you exit park. Down a short hill bear right thru orange gate. gate is closed but not locked.			
Apron. 7/10 mile left on Bailey Lane. Second house on right. Log with prow, cultured stone foundation			

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.* In general, the traveled, maintained roadway is 20 feet or more from our front property line. This condition varies along the neighboring lots on Bailey lane.

This 20 feet between our property line and the maintained dirt road is never used or accessed by residents

From our property line southward is nice, buildable part of our lot. Beyond that to the south exists

a very large, possibly old growth Western Red Cedar Tree that we are interested in preserving.

Although there is plenty of lot space on which to build, other placement of the garage would require the removal of the cedar. Several other trees would need to be removed as well

In keeping with our [CCG](#), we hope to build our garage and preserve as much tree canopy as possible

That is the long and short of it.

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 tree and trees were there at the lot long before we purchased in 1998.

Although we had to have some trees removed for the insurance company, we have not altered the lot

We simply want to build closer to the front property line in order preserve significant tree(s).

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?*
There will be no change in the ability to travel the local road, nor will it cause a site obstruction for those using the road

The garage would simply be used to store a boat in winter and canoes, kayaks and paddle boards all year around

The appearance of the structure will closely emulate that of the log house utilizing a steep 12/12 pitch roof, log siding and cultured stone on the bottom 3 1/2 feet of the walls. This effort and cost will help uphold the aesthetic integrity of our local neighborhood.

The only possible obstruction would possibly occur while putting to boat into or taking the boat out of the garage, but with 25 feet from the structure to the maintained roadway, that possibility will be minimal

Also, there are only 9 or 10 other lots on that roadway and traffic is minimal. There are NO lots on the north side of Bailey lane.

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: Dirt, 60 foot road grade right of way.

☐ 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 lot is relatively flat, with grade created to create a daylight basement for the existing structure. The side of the lot where

we want to build is flat and is at or near the grade of the roadway. That side of the lot I would estimate at

+/- one foot from front to back. The back of the lot slopes to the canal at approx 3/1 slope until the lots meets the seawall

There are no rock outcroppings and most all the ground on the lot is either exposed white sand or native tree and understory.

Water courses (lakes, streams, rivers & other bodies of water): Boat canal at back of lot. Priest Lake access.

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

Springs & wells: NA

Existing structures (size & use): Dwelling, 858 sf footprint, 2134 sf overall. Playhouse, 96 sf.

Land cover (timber, pastures, etc): 50% trees and native understory, 50% native sand pathways and outdoor fire pit area, (sand), picnic area, waterfront sand.

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:
Sandpiper Shores Master Utility

☐ 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: Force main, lift stations, settling ponds, chlorine injection, sprinkler system

I do not know the capacity but, our new structure will not have any plumbing in it.

Water will be supplied by:

☒ Existing public or community system - List name of provider: Sandpiper Shores Master Utility

☐ 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: Community well, pump, pressure tanks, and mainline. The capacity is likely less than 100 gpm

Distance (in miles) to the nearest:

Public/Community Sewer System: 0

Solid Waste Collection Facility: 33 miles

Public/Community Water System: 0

Fire Station:

Elementary School: 40 miles

Secondary Schools: 65 miles

County Road: 0

County Road Name: Bailey Lane

Which fire district will serve the project site? North of the Narrows

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: Does not infringe on any property rights of neighboring properties

Population: Will not add to nor affect population in any way

School facilities & Transportation: Does not impede roadway use.

Economic Development: NA

Land Use: Provides secure watercraft storage out of site of neighbors or potential thieves utilizing an attractive, site-fitting design aesthetic.

Natural Resources: Preserves old growth cedar tree and other native trees

Hazardous Areas: Does not create any hazards to the area.

Public Services: Does not add need for services unless it catches fire. The structure will impede access to the local roadway

Transportation: Does not impede roadway or add to it's use

Recreation: Private

Special Areas or Sites: _____

Housing: NA

Community Design: Fits with local c.c.r's. Has an earthy aesthetic

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: 6-17-2024

Landowner's signature:  Date: 6-17-24