



BONNER COUNTY PLANNING DEPARTMENT

1500 HIGHWAY 2, SUITE 208, SANDPOINT, ID 83864 (208) 265-1458 (208) 265-1463 (FAX)
planning@bonnercountyid.gov (email) www.bonnercountyid.gov (web page)

VARIANCE APPLICATION

FOR OFFICE USE ONLY:

FILE # V0022-242 <input type="checkbox"/> Administrative Variance <input checked="" type="checkbox"/> Public Hearing Required	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 <u>3.5</u> <u>2.2</u> foot setback to allow for the construction of: (Specify the type of structure and use) <u>Storage Shed</u>	
<input type="checkbox"/> Other (Please specify) _____	

APPLICANT INFORMATION:

Landowner's name: Jo Anne Watt		
Mailing address: [REDACTED]		
City: [REDACTED]	State: [REDACTED]	Zip code: [REDACTED]
Telephone: [REDACTED]	Fax:	
E-mail: [REDACTED]		

REPRESENTATIVE'S INFORMATION:

Representative's name: Tyson Glahe		
Company name: Glahe & Associates, Inc		
Mailing address: 303 Church St.		
City: Sandpoint	State: ID	Zip code: 83864
Telephone: 208-265-4474	Fax:	
E-mail: tglahe@glaheinc.com		

ADDITIONAL APPLICANT/REPRESENTATIVE INFORMATION:

Name/Relationship to project: N/A		
Company Name:		
Mailing Address:		
City:	State:	Zip Code:
Telephone:	Fax:	
E-mail:		

PARCEL INFORMATION:

Section #: 30	Township: 56N	Range: 03W	Parcel acreage: 2.5
Parcel # (s): RP56N03W308920A			
Legal description: 30 56N 3W TAX149			
Current landowner's name: Jo Anne Watt			
Current zoning: Rural Res		Current use: Rural	
What zoning districts border the project site?			
North: Rural Res		East: Rural Res	
South: Waterway - Ponderay River		West: Rural Res	
Comprehensive plan designation:			
Uses of the surrounding land (describe lot sizes, structures, uses):			
North: Rural Residential			
South: Waterway			
East: Rural Res			
West: Rural Res			
Within Area of City Impact?: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		If yes, which city?:	
Detailed directions to site: Hwy 2 West - Campbell Point South to 164 Campbell Homestead			

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.* _____

Site had a previously concrete slab which was going to be utilized for the structure and upon starting the project the concrete had to be removed which changed the building footprint slightly. _____

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?* _____

We built this in fall/winter of 2022 during covid and we were concerned in getting machinery covered for the winter. _____

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?*
None of the above applies to this project - There is no electric or plumbing in this building.

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: gravel/dirt 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:
Gentle slope to South

Water courses (lakes, streams, rivers & other bodies of water):
PO River along south edge

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

Springs & wells: None

Existing structures (size & use): Shed - 8 x 10
Shed - 15 x 25
House - 28 x 60
Garage - 25 x 40

Land cover (timber, pastures, etc): manicured lawn

Are wetlands present on site? Yes No Source of information: Bonner County GIS

Other pertinent information (attach additional pages if needed): _____
Flood plain and wetlands are not near the subject area but touch the southerly portion of the parcel

SERVICES:

Sewage disposal will be provided by:

Existing Community System - List name of sewer district or provider and type of system:
Laclede

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: Public

Water will be supplied by:

Existing public or community system - List name of provider: Laclede

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

Public/Community Water System: 0

Fire Station: 2

Elementary School: 5

Secondary Schools: 5

County Road: 5

County Road Name: Campell PT Road

Which fire district will serve the project site? Westside Fire

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: N/A

Population: N/A

School facilities & Transportation: N/A

Economic Development: N/A

Land Use: N/A

Natural Resources: N/A

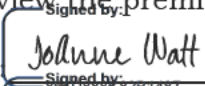
Hazardous Areas: N/A

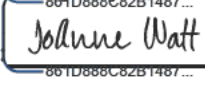
Public Services: N/A

Transportation: N/A

Recreation: N/A
Special Areas or Sites: N/A
Housing: N/A
Community Design: N/A
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: _____
Signed by: 801D888C82B1487...

Landowner's signature  _____ Date: _____
Signed by: 801D888C82B1487...