



# BONNER COUNTY PLANNING DEPARTMENT

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## VARIANCE APPLICATION

**BLP2023-1022**

### FOR OFFICE USE ONLY:

FILE # <b>VA0033-23</b>	RECEIVED: <b>RECEIVED</b> By Rob Winningham at 9:04 am, Jan 02, 2024
<input type="checkbox"/> Administrative Variance	
<input type="checkbox"/> Public Hearing Required	

### PROJECT DESCRIPTION:

The applicant is requesting a variance from a:

<input type="checkbox"/> Front yard setback	<input type="checkbox"/> Rear yard setback
<input type="checkbox"/> Side yard setback	<input checked="" type="checkbox"/> Water front setback

The applicant is requesting a 62' foot setback to allow for the construction of:  
(Specify the type of structure and use) Additional living space and a covered deck and ground level patio being added onto an existing structure.

Other (Please specify) \_\_\_\_\_

### APPLICANT INFORMATION:

Landowner's name: CHRIS AND SHIRLEY REINER		
Mailing address: [REDACTED]		
City: PRIEST RIVER	State: ID	Zip code: 83856
Telephone: [REDACTED]	Fax:	
E-mail: [REDACTED]		

### REPRESENTATIVE'S INFORMATION:

Representative's name: JENNIFER KNAPPE		
Company name: CEDAR CREEK CUSTOM HOMES		
Mailing address: PO BOX 2218		
City: PRIEST RIVER	State: ID	Zip code: 83856
Telephone: 208-448-2639	Fax:	
E-mail: jenn@cedarcreekcustomhomes.ca		

### ADDITIONAL APPLICANT/REPRESENTATIVE INFORMATION:

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

**PARCEL INFORMATION:**

Section #:	Township:	Range:	Parcel acreage: 9 ACRES
Parcel # (s): RP02852000010A			
Legal description: 261 MICK AND ERN DRIVE, PRIEST RIVER, ID			
Current landowner's name: CHRIS AND SHIRLEY REINER			
Current zoning: RURAL 5		Current use: RESIDENTIAL	
What zoning districts border the project site? R5			
North:		East:	
South:		West:	
Comprehensive plan designation:			
Uses of the surrounding land (describe lot sizes, structures, uses): RESIDENTIAL			
North:			
South: NEAREST STRUCTURE IS A SMALL HOME OVER 500' AWAY AND NOT VISIBLE FROM PROPOSED CONSTRUCTION			
East:			
West:			
Within Area of City Impact?: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		If yes, which city?:	
Detailed directions to site: FROM THE INTERSECTION OF CEMETARY ROAD AND MICK AND ERN DRIVE, FOLLOW MICK AND ERN DRIVE TO WHERE IT ENDS ON REINER'S LOT. BOTH DRIVEWAYS WILL TAKE YOU DOWN TO THE RIVER WHERE THE PROPOSED CONSTRUCTION SITE IS.			

**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.* THE PROPOSED CONSTRUCTION PLANS INCLUDE ADDING ON MORE LIVING SPACE TO EITHER SIDE OF THE EXISTING HOME/GARAGE. THE ROCK AND VERY STEEP HILLSIDE TO THE BACK OF THE EXISTING STRUCTURE DOES NOT ALLOW PUSHING THE STRUCTURE FURTHER AWAY FROM THE WATER.

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 TOPOGRAPHY OF THE LOT CREATES A VERY NARROW BUILDING ENVELOPE ON THE LOWER LEVEL. AN OVERSIGHT ON SEWELL'S SITE SURVEY FOR THE PROPOSED PROJECT, MISINTERPRETED WHERE 75' SETBACK WOULD BE MEASURED FROM. SO ALONG WITH THE COUNTY NOT MENTIONING ANYTHING WHEN THE PERMIT WAS ORIGINALLY ISSUED, THE HOMEOWNER IS ALREADY FINANCIALLY COMMITTED TO THE PROJECT UNDER THE ASSUMPTION THAT THE SUBMITTED STAMPED SITE PLAN WAS ACCURATE AND APPLICABLE. RELYING ON THE ENGINEERS AND COUNTY'S REVIEW CREATED CIRCUMSTANCES THAT WERE OUT OF THE HOMEOWNER'S CONTROL. THE HOMEOWNER HAS ALREADY COMMITTED SIGNIFICANT RESOURCES TOWARDS ENGINEERING, SITE WORKS, AND PRODUCT ORDERS FOR THE PROJECT.

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 PROPOSED ADDITION DOES NOT INTERFERE WITH THE HEALTH OR SAFETY OF THE PUBLIC. THERE ARE NO NEIGHBOURING HOMES WITHIN EYE SIGHT OF THE PROPOSED STRUCTURE.

**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:  
 APPROXIMATELY 30% OF THE LOT IS ON A HIGH BENCH WITHOUT RIVER VIEWS, 50% OF THE ACREAGE IS VERY STEEP AND UNBUILDABLE. THIS LEAVES ONLY A VERY SMALL BUILDING ENVELOPE DOWN BY THE RIVER WHERE THE EXISTING STRUCTURE LIES. CHOOSING A DIFFERENT LOCATION ON THE LOWER LEVEL WOULD INVOLVE EXTENSIVE DRIVEWAY MODIFICATIONS AND FURTHER DEFORESTATION OF THE LOT. THE HOME OWNER WOULD LIKE TO LEAVE AS MUCH OF THE NATURAL VEGETATION IN TACT, CREATING THE NEED TO EXTEND TOWARDS THE WATER SO THAT NO FURTHER TREES NEED TO BE REMOVED.

Water courses (lakes, streams, rivers & other bodies of water): THE PRIEST RIVER BORDERS THE EAST SIDE OF THE LOT.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

Springs & wells: A PRIVATE WATER WELL IS SITUATED ON ON THE HIGH BENCH LEVEL OF THE PROPERTY.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Existing structures (size & use): THERE IS CURRENTLY AN EXISTING HOME/GARAGE THAT WE ARE PROPOSING TO ADD ONTO ON THE LOWER LEVEL OF THE LOT. THERE ARE ALSO A FEW OUTBUILDINGS ON THE UPPER LEVEL OF THE LOT INCLUDING A COVERED STORAGE BUILDING AND AN ENCLOSED STORAGE BUILDING AND ADU.  
\_\_\_\_\_  
\_\_\_\_\_

Land cover (timber, pastures, etc): PRIMARILY TIMBERED  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Are wetlands present on site?  Yes  No Source of information: PLAT MAP

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: PRIVATE SEPTIC SYSTEM ALREADY EXISTING

Explain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details: EXISTING SEPTIC SYSTEM ALREADY APPROVED  
\_\_\_\_\_  
\_\_\_\_\_

Water will be supplied by:

Existing public or community system - List name of provider: \_\_\_\_\_

Proposed Community System – List type & proposed ownership: \_\_\_\_\_

Individual well: EXISTING PRIVATE WELL ON SITE

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: .25	Solid Waste Collection Facility: 1
Public/Community Water System: .25	Fire Station: .5
Elementary School: .5	Secondary Schools: .75
County Road: 2	County Road Name: UNKNOWN

Which fire district will serve the project site? WEST PEND OREILLE

Which power company will serve the project site? AVISTA

**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: \_\_\_\_\_

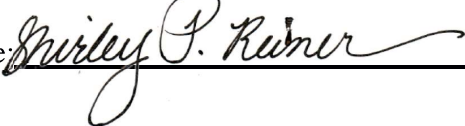
\_\_\_\_\_

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: Christopher J Reiner Digitally signed by Christopher J Reiner  
Date: 2023.12.20 13:17:56 -05'00' Date: 12-20-23

Landowner's signature:  Date: 12-20-23

