

BONNER COUNTY PLANNING DEPARTMENT

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planning@bonnercountyid.gov (email) www.bonnercountyid.gov (web page)

VARIANCE APPLICATION

FOR OFFICE USE ONLY:

FILE # VA0001-24 Administrative Variance Public hearing required	RECEIVED: 1/3/2024
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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 type="checkbox"/> Side yard setback	<input type="checkbox"/> Water front setback

The applicant is requesting a 12 foot setback to allow for the construction of:
(Specify the type of structure and use) Single family home

Other (Please specify) We are requesting a 30% variance in all directions to increase the building envelope.

APPLICANT INFORMATION:

Landowner's name: Jason Duham and Marie Matty Dunham

Mailing address: [REDACTED]

City: Bainbridge Island State: Wa Zip code: 98110

Telephone: [REDACTED] Fax: _____

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: _____

PARCEL INFORMATION:

Section #:9	Township:62N	Range:4W	Parcel acreage:0.35
Parcel # (s):RP00018001028AA			
Legal description:9-62N-4W Beaver Creek Camp BLK1 Tax 1 sub of lots 28 and29			
Current landowner's name:Marie Matty			
Current zoning:Rural		Current use:Land	
What zoning districts border the project site?			
North:Rural		East:Rural	
South:Rural		West:Rural	
Comprehensive plan designation:Rural			
Uses of the surrounding land (describe lot sizes, structures, uses):			
North: .35 Acre Lot			
South: Priest Lake			
East: .35 Acre lot with cabin			
West: .35 Acre lot			
Nearest city: Nordman		Distance to the nearest city: 11 miles	
Detailed directions to site: Go North on 57 to Reeder Bay Road in Nordman, Turn on Beaver Creek Park Road, Turn on Beaver Creek Lane.			

NARRATIVE STATEMENT:

Explain the effects of elements such as noise, light glare, odor, fumes and vibrations on adjoining property: There are no effects such as noise, light glare, odor, fumes or vibrations on adjoining properties.
Approving the variance will have no impact on any adjoining properties. There are no effects on public access and no safety hazards.
The buildable area is located behind other residences and will have no impact on other properties.

Explain how the proposed use is compatible with adjoining land uses:
The adjoining lands and properties are used by families who have single family homes to live and enjoy time in the surrounding area. We would like to build a small home so we can enjoy our family and neighbors.

Explain why it is not possible to comply with the ordinance standards:
There is a creek that runs the the lower portion of the property which has a 40 foot setback. Other parcels have a bigger buildable area due to the location of the creek. Many were built before the ordinances were made legal. We need to increase the buildable area for a liveable home.
We purcasde the/lot parcel with the intention of building a small single family home. We have made no changes to the parcel.
We were assured the buildable area was large enough for a small family home.

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.*

There is a creek that runs through the lower portion of the property. The creek is small and shouldn't require a full 40 foot set back. The site is forested and a unique shape which limits the size of the buildable envelope. Allowing a variance on the front of the property will have no impact on the road leading to the property.

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 "unbuildable" parcel?*

We purchased the parcel and have not made any changes. We purchased it to move to Idaho and build a small family home.

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?

Approving the variance will have no impact on any adjoining properties. There is no affect on public access and no safety hazards.

The buildable area is located behind other residences and will not have any impact on other properties.

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: 2 lane gravel road leads up to the property. The name of the road is Beaver Creek Lane.

It is a flat road. It has space for two vehicles to pass eachother.

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 buildable area is slightly elevated with a gental slope. The creek is located on the priest lake side of the property.

Water courses (lakes, streams, rivers & other bodies of water):

Priest Lake is located to the "back" South end of the property. The buildable area is at the "front" or North end of the property. There is a small creek which limits the buildable area.

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

Springs & wells:

There is a community well for Beaver Creek Cam Association

Existing structures (size & use):

The are no existing structures.

Land cover (timber, pastures, etc):

The land has timber and brush.

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

Other pertinent information (attach additional pages if needed):

See attached Documents

The entire area and community is in a flood plain. The buildable area is slightly elevated above the main floodplain. All surrounding homes in the community have been allowed to be built in the area as it is near the lake.

SERVICES:

Sewage disposal will be provided by:

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

There is a community septic system present which we will connect to. It is the Beaver Creek Camp Association.

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: Beaver Creek Camp Association Community

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:

Beaver Creek Camp Association maintains the well with accordance of regulations for all community members.

Distance (in miles) to the nearest:

Public/Community Sewer System: 175feet Solid Waste Collection Facility: NA

Public/Community Water System: 175 feet Fire Station: 10 mi

Elementary School: 16 mi Secondary Schools: 16 mi

County Road: 5 mi County Road Name: Beaver Creek Park Road

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

Which power company will serve the project site? Preist Lake

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: We purchased the property to build a single family home to live and be an active member of the Nordman and Priest Lake communities. Our relatives homesteaded in the region in the 1900's and this is the first opportunity we have to return to the community.

Population: This will be a small family home in a rural community.

School facilities & Transportation: The variance meets the comprehensive plan vision.

Economic Development: It allows us to build a single family home and a vibrant member of the Beaver Creek Community.

Land Use: The variance allows us to use the land we purchased to build a single family home while still protecting the land.

Natural Resources: The variance will allow a more usable single family home and have minimal impact on resources.

Hazardous Areas: The variance we are requesting is not in a hazardous area.

Public Services: There is no impact on public services

Transportation: There is no impact on transportation

Recreation: The variance will allow our family to enjoy the community our ancestors homesteaded on when they moved here from Sweden.


Special Areas or Sites: There are no special areas on the property


Housing: We would like to build a single family home

Community Design:
Our design is compatible with the other homes in the community.

Implementation: (Not required to complete this element) We are ready to begin building immediately

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: 12/20/23

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

Zoom to

Parcel

PIN

Owner1

Owner2

Property Class D

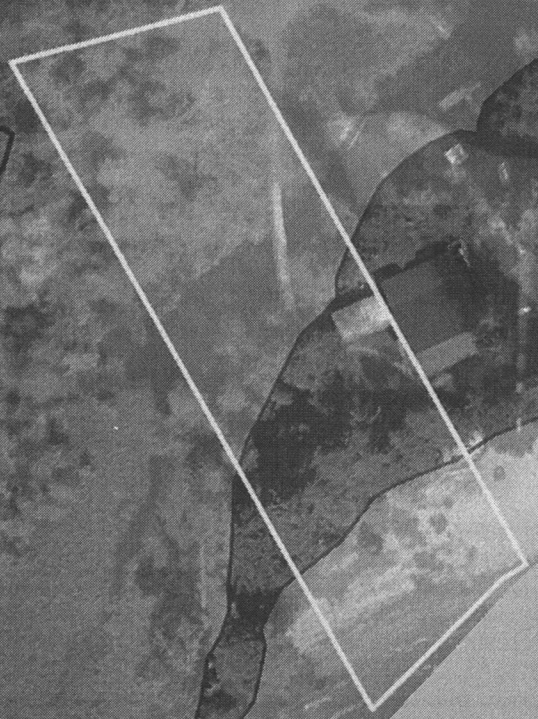
Tax Code Area

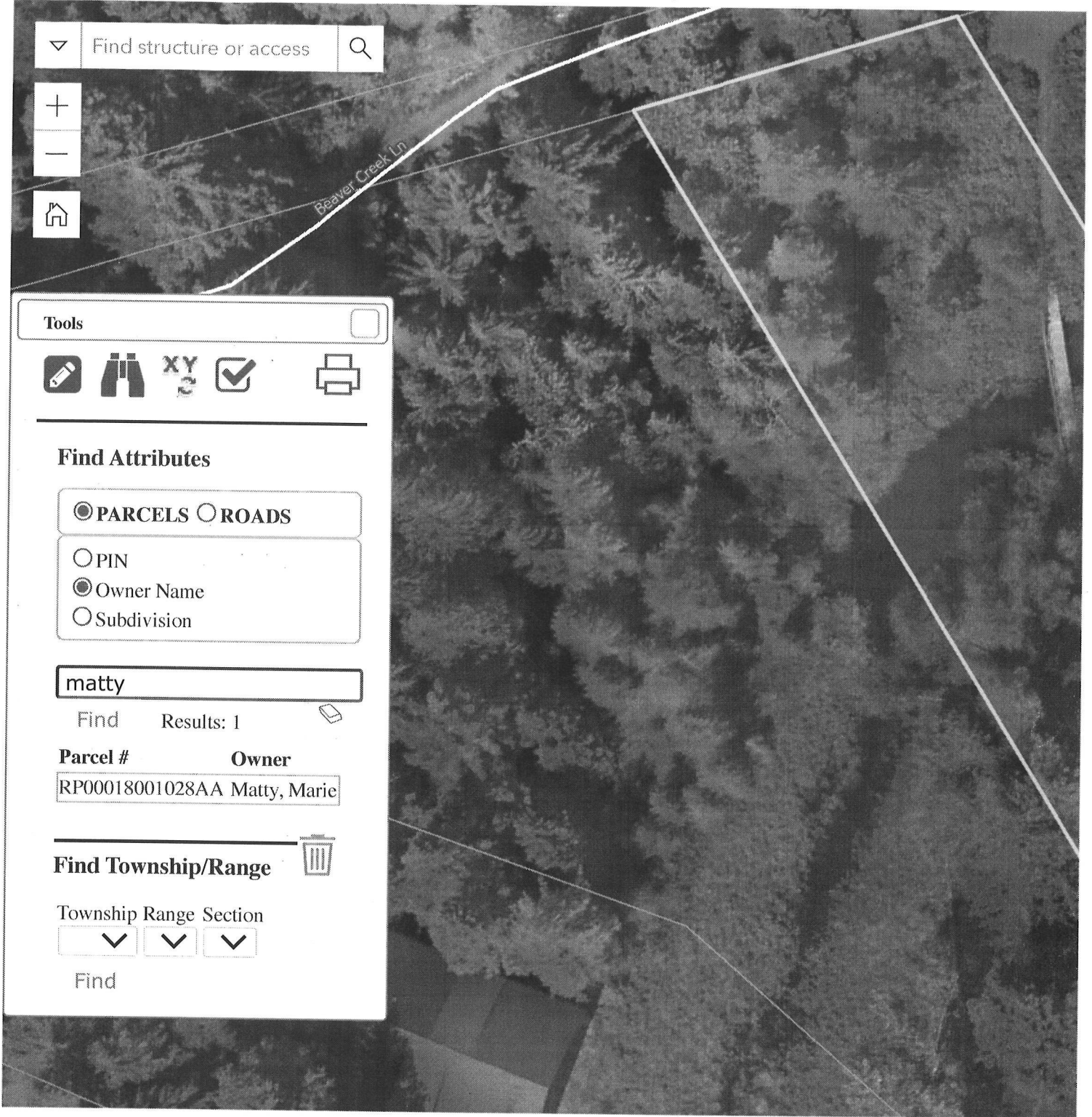
Last Assessed Val

Acres

Legal Description

Deed1: 695232
Deed2: 1001439
Deed3: 506815
Deed4: 458546
Deed5: 1001440





Find structure or access



Tools

Find Attributes

PARCELS
 ROADS

PIN
 Owner Name
 Subdivision

Find Results: 1

Parcel #	Owner
RP00018001028AA	Matty, Marie

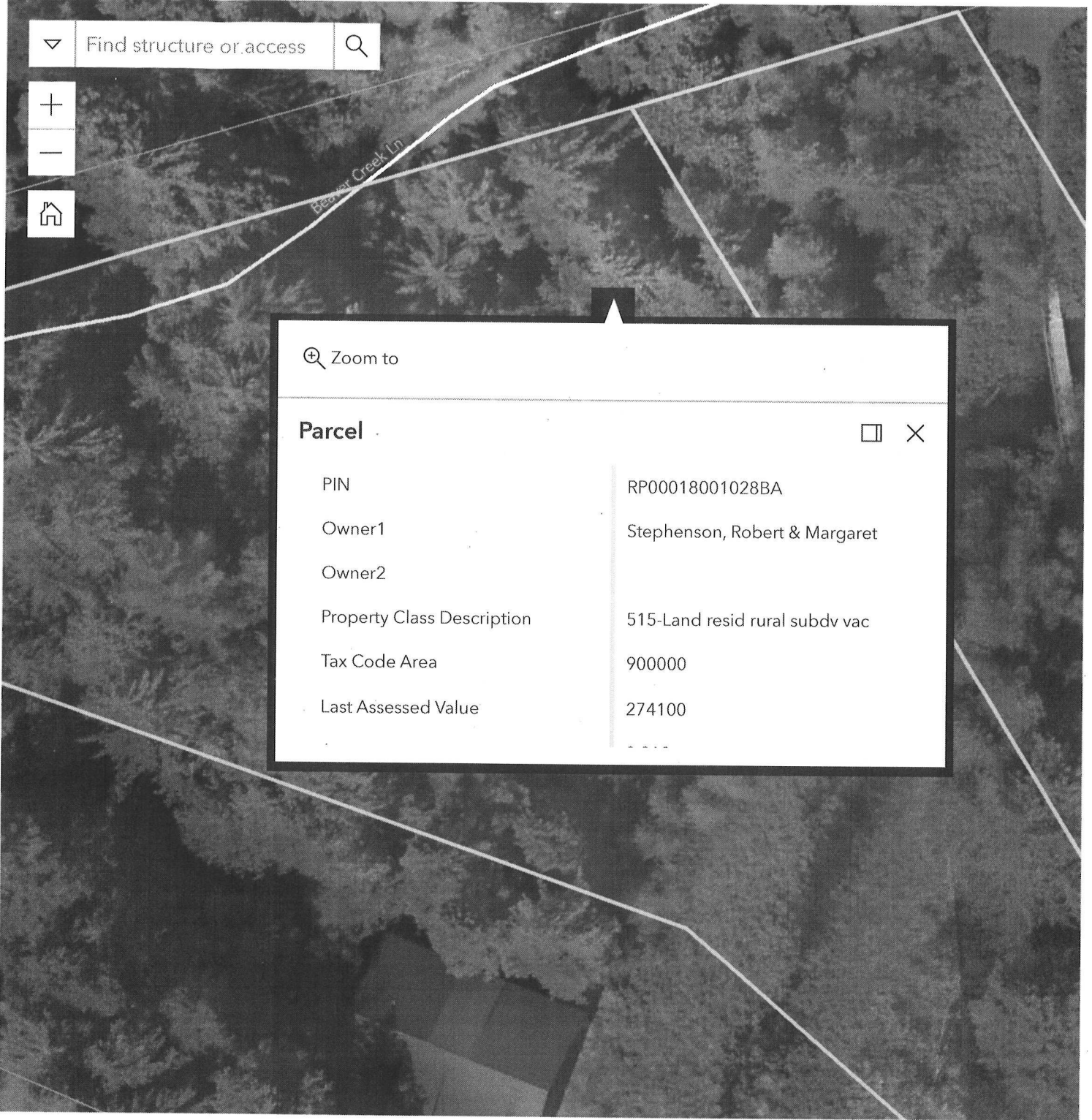
Find Township/Range

Township Range Section

Find

1:564





🔍 Zoom to

Parcel ☐ ✕

PIN	RP00018001028BA
Owner1	Stephenson, Robert & Margaret
Owner2	
Property Class Description	515-Land resid rural subdv vac
Tax Code Area	900000
Last Assessed Value	274100

1:564



WAGNER SITE MAP

PARCEL NO. RP00018001028AA / "BEAVER CREEK CAMP SUBDIVISION"

SECTION 09, TOWNSHIP 62 NORTH, RANGE 04 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

NOTES

- 1) BOUNDARY AS SHOWN IS BASED ON FOUND SURVEY MONUMENTS ONLY.
- 2) FOUND SURVEY MONUMENTS ARE SHOWN AS DOTTED LINES.
- 3) PARCEL IS LOCATED ENTIRELY WITHIN THE MAPPED FLOORPLAN (BASE FLOOD ELEVATION: 2445' NAVD 83).

IMPERVIOUS SURFACE NOTES

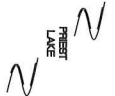
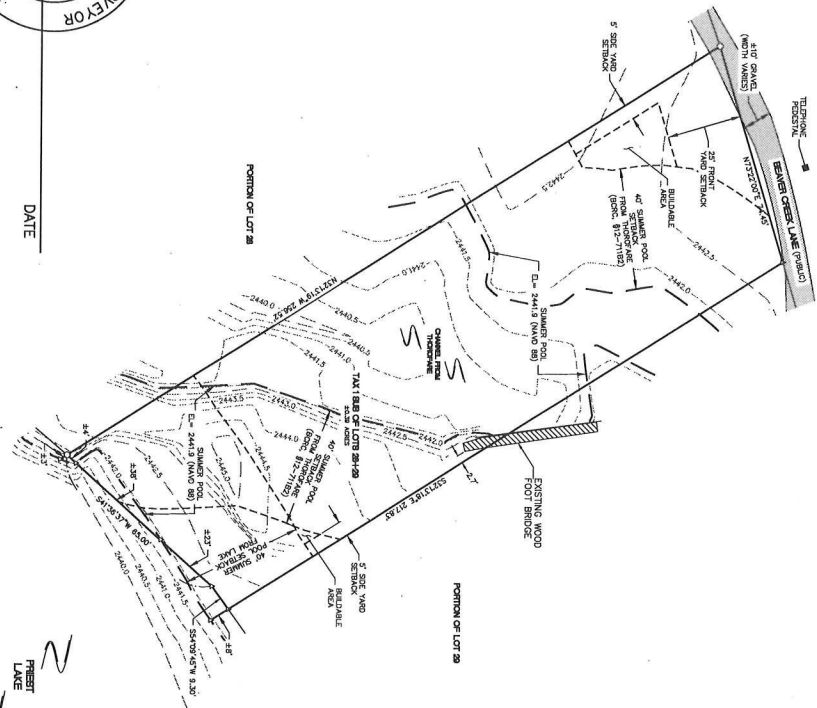
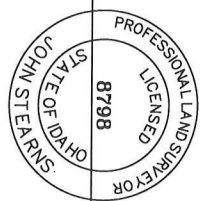
- 1) SINGLE AND AREA TOTALS ARE SHOWN IN SQUARE FEET.
- 2) IMPERVIOUS SURFACE ALLOWED: 43,783 SQUARE FEET (SHORELAND X 0.3)
- 3) IMPERVIOUS SURFACE EXISTING: 48 SQUARE FEET
- 4) IMPERVIOUS SURFACE REMAINING: 43,735 SQUARE FEET

LEGEND

- FOUND SURVEY MONUMENT
- △ CALCULATION POINT

JOHN STEARNS

DATE



SCALE IN FEET
CONTINUOUS INTERVAL: 0.5 FEET
DATE: NAVD 83

5% TERN	RAW	84

SHEET 1 OF 1

SHEET TITLE:
WAGNER SITE MAP

PROJECT:
**BEAVER CREEK CAMP BLK1,
TAX 1 SUB OF LOTS 28 & 29
BONNER COUNTY, IDAHO**

DATE: 06-08-20
SCALE: AS SHOWN
DRAWN BY: LSW/JMY
CHECKED BY: JMS
DESIGNED BY: JMS
PROJECT MANAGER: JMS
PROJ. #: 23287-19-001



James A. Sewell and Associates, LLC
1319 NORTH DIVISION AVENUE
SANDPOINT, IDAHO 83864
(208) 263-4160

No.	DATE	REVISION	DRN/CHK'D

