



BONNER COUNTY PLANNING DEPARTMENT

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VARIANCE APPLICATION

FOR OFFICE USE ONLY:

FILE #

VA0004-24

- Administrative Variance
- Public Hearing Required

RECEIVED:

RECEIVED

By Rob Winningham at 3:18 pm, Feb 15, 2024

PROJECT DESCRIPTION:

The applicant is requesting a variance from a:

- Front yard setback
- Side yard setback
- Rear yard setback
- Water front setback

The applicant is requesting a 19.2' foot setback to allow for the construction of:
(Specify the type of structure and use) Single Family Residence

Other (Please specify) _____

APPLICANT INFORMATION:

Landowner's name: Mort Construction INC

Mailing address: 1950 W Bellerive Ln Suite 107

City: Coeur d' Alene

State: ID

Zip code: 83814

Telephone: 208.777.3000

Fax:

E-mail:

REPRESENTATIVE'S INFORMATION:

Representative's name: Luke Gonzales

Company name: Mort Construction INC

Mailing address: 1950 W Bellerive Ln Suite 107

City: Coeur d' Alene

State: ID

Zip code: 83814

Telephone: 208.818.8114

Fax:

E-mail: luke@buildmort.com

ADDITIONAL APPLICANT/REPRESENTATIVE INFORMATION:

Name/Relationship to project:

Company Name:

Mailing Address:

City:

State:

Zip Code:

Telephone:

Fax:

E-mail:

PARCEL INFORMATION:

Section #: 7	Township: 57N	Range: 1W	Parcel acreage: 4.24
Parcel # (s): RP034160000010A			
Legal description: 7-57N-1W WHISKEY JACK ESTATES LOT 1			
Current landowner's name: Mort Construction INC			
Current zoning: Recreation		Current use: Urban	
What zoning districts border the project site?			
North: Suburban		East: Suburban	
South: Recreation		West: Suburban	
Comprehensive plan designation:			
Uses of the surrounding land (describe lot sizes, structures, uses):			
North: Residential			
South: Residential			
East: Residential			
West: Residential			
Within Area of City Impact?: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		If yes, which city?:	
Detailed directions to site: <u>Head East on ID-200 from City Of Kootenai turn right onto Kooteenai Bay RD, Continue Straight, turn Right on to Whiskey Jack Circle, then turn left onto Osprey Ln and the Project Location is on the left.</u>			

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.* Lot 5 Block 1 of Whiskey Jack Short Plat 1 is an extraordinarily wide lot with an odd curve along the street flanking side. Due to the width of the lot a wider plan is more suitable and provides a much better look for the neighborhood and the build proposed. To comply with the 25' setback this would require the side setback on the south side of the lot to be 5' and requires over a 50' long driveway to access the home and pushes the rear of the home to the minimum rear yard setback at 25' which leaves this property with a less than desirable rear yard.

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 parcel is at it was originally platted to the applicants knowledge but results in inordinate hardship to build a plan that accomates the neighborhood while meeting this particular setback.*

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 variance requested is for 30% of the setback distance and will not be out of character with the neighborhood. It does not effect access, safety ect.

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: Private/Public road to front of lot, private driveway to be installed at completion of home.

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:
Lot is generally level with mild weed growth

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

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

Springs & wells: _____

Existing structures (size & use): None

Land cover (timber, pastures, etc): Open/Vacant

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:
Kootenai-Ponderay Sewer Distric

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: City Of Sandpoint

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: <u>0. stubbed</u>	Solid Waste Collection Facility: <u>10.2 Miles</u>
Public/Community Water System: <u>0. stubbed</u>	Fire Station: <u>2.6 Miles</u>
Elementary School: <u>1.8 Miles</u>	Secondary Schools: <u>6.1 Miles</u>
County Road: <u>0</u>	County Road Name: _____

Which fire district will serve the project site? Northside Fire Dist.

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: New Single Family Residence in a single family residence Zone

Population: Maintains expected population to the lot

School facilities & Transportation: Maintains expected population to the lot

Economic Development: Maintains expected population to the lot

Land Use: New Single Family Residence in a single family residence Zone

Natural Resources: N/A

Hazardous Areas: N/A

Public Services: Maintains expected population to the lot

Transportation: Maintains expected population to the lot

Recreation: Maintains expected population to the lot


Special Areas or Sites: Maintains expected population to the lot

Housing: Maintains expected population to the lot

Community Design: Maintains expected population to the lot

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: 2-15-24

Landowner's signature: _____ Date: _____

