



BONNER COUNTY PLANNING DEPARTMENT

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VARIANCE APPLICATION

FOR OFFICE USE ONLY:

FILE #

VA0005-24

- Administrative Variance
- Public Hearing Required

RECEIVED:

RECEIVED FEB 27 2024 RECEIVED FEB 27 2024

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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 28 foot setback to allow for the construction of:
(Specify the type of structure and use) SFD

Other (Please specify) _____

APPLICANT INFORMATION:

Landowner's name: NEAL HUGHES

Mailing address: [REDACTED]

City: CHATTAROY

State: WA

Zip code: 99003

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: Darcy Skjothaug - wife

Company Name:

Mailing Address: [REDACTED]

City: CHATTAROY WA

State: WA

Zip Code: 99003

Telephone: [REDACTED]

Fax:

E-mail:

PARCEL INFORMATION:

Section #:	Township:	Range:	Parcel acreage: 2.00
Parcel # (s): RPO59550010140 A			
Legal description: 26-60N-4W Cougar Creek BLK 1 LOT 14			
Current landowner's name: NEAL HUGHES DARCY SKJOTHAUG			
Current zoning:		Current use:	
What zoning districts border the project site?			
North:		East:	
South:		West:	
Comprehensive plan designation:			
Uses of the surrounding land (describe lot sizes, structures, uses):			
North:			
South:			
East:			
West:			
Within Area of City Impact?: <input type="checkbox"/> Yes <input type="checkbox"/> No		If yes, which city?:	
Detailed directions to site:			

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.

Due to the Utility Easement we CANNOT Get Back From the High Water Mark 40' So we are Asking that it Be Moved to 28' Lot Narrows at waterfront also has a 25' Setback from main Road for Access

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?

Due to the Utility Easement we CANNOT Build Back FAR Enough to Be 40' We Purchased this lot as it is we have made no changes.

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?*

Will have no Impact on Public Safety AND welfare

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:

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

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

Springs & wells: _____

Existing structures (size & use): None

Land cover (timber, pastures, etc): Timber

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:
Coolidge Sewer Dist

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: _____

Proposed Community System - List type & proposed ownership: Granite Creek

Individual well: _____

Please explain the water source, capacity, system maintenance plan, storage and delivery system and other details: _____

Distance (in miles) to the nearest:

3
1
9
1/2

Public/Community Sewer System: Coolin

Solid Waste Collection Facility: 4

Public/Community Water System: Granite Creek

Fire Station: 3

Elementary School: Priest Lake

Secondary Schools: 9

County Road: E. CAVANAGH BAY RD

County Road Name: 1/4

Which fire district will serve the project site? Coolin

Which power company will serve the project site? NLI

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: Single Family Dwelling

Population: _____

School facilities & Transportation: _____

Economic Development: _____

Land Use: _____

Natural Resources: _____

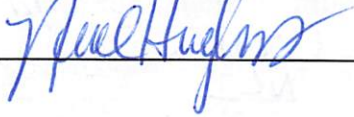
Hazardous Areas: _____

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:  Date: 2-26-24

Landowner's signature: _____ Date: _____