



Bonner County Planning Department

"Protecting property rights and enhancing property value"

1500 Highway 2, Suite 208, Sandpoint, Idaho 83864

Phone (208) 265-1458 - Fax (208) 265-1463

Email: planning@bonnercountyid.gov - Web site: www.bonnercountyid.gov

VARIANCE APPLICATION

Instructions:

1. Prior to the submittal of this application, the applicant shall discuss the proposal with a staff planner.
2. The following items shall be submitted with the variance application:

- ☒ Site plan, drawn to scale, showing location of all existing and proposed buildings, parking and loading areas, traffic access and circulation, undisturbed areas, open spaces, landscaping, refuse and service areas, utilities, signs and yards. (BCRC 12-233 and 12-222(i))
- ☒ Stormwater plan (Verify if stormwater plan is needed ~~in~~ per BCRC 12-720.2 (B), 12-720.3 (K), 12-722.2, 12-723.2, and 12-724.1.) To be a condition of approval to be required/ at the BLP stage per Bonner County at meeting on 07/18/2023
- ☒ Vicinity map, as defined in BCRC, Section 12-822, sufficient to show the impact of the proposal commensurate with the scale of the project. (BCRC 12-222(k))

BCRC, Section 12-822 vicinity map definition: "A map depicting the general location of the subject property to other properties, the transportation system, landmarks and other physical features within a one mile radius of the site."

- ☒ Supplemental materials which the applicant believes are supportive of the project. Aerial/vicinity map, zone map, floodplain map, wetlands map, plat map
- ☒ Documentation of the applicant's interest in title. (BCRC 12-222(d))
- ☐ Application filing fee. The application cannot be accepted by the planning department unless accompanied by the appropriate fees. (BCRC 12-265)

Application Fee: \$500.00

Technology Fee: \$30.00

GIS Review Fee: \$25.00

Floodplain Fee: \$25.00

Hearing Examiner: \$225.00

TOTAL FEES DUE: \$805.00



BONNER COUNTY PLANNING DEPARTMENT

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VARIANCE APPLICATION

FOR OFFICE USE ONLY:

FILE #

V0005-25

RECEIVED:

- ☐ Administrative Variance
☒ Public Hearing Required

PROJECT DESCRIPTION:

The applicant is requesting a variance from a:

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

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

- ☒ Other (Please specify) A bulk setback variance to request a side yard setback of 1-foot where 5 feet is required and a shoreline setback of 16 feet where 40 feet is required to allow for the existing retaining walls and platform development on-site.

APPLICANT INFORMATION:

Landowner's name: Deborah & Richard Toner C/O Aspen Ridge Landscaping (Emily & Chris Scarlett)

Mailing address: _____

City: Clark Fork

State: Idaho

Zip code: 83811

Telephone: _____

Fax: n/a

E-mail: _____

REPRESENTATIVE'S INFORMATION:

Representative's name: Tess Vogel (Planner)

Company name: Ruen-Yeager & Associates, Inc.

Mailing address: 219 Pine Street

City: Sandpoint

State: Idaho

Zip code: 83864

Telephone: 208-265-4629, ext. 208

Fax: n/a

E-mail: tvogel@ruenyeager.com

ADDITIONAL APPLICANT/REPRESENTATIVE INFORMATION:

Name/Relationship to project: _____

Company Name: _____

Mailing Address: _____

City: Clark Fork

State: Idaho

Zip Code: 83811

Telephone: _____

Fax: n/a

E-mail: _____

PARCEL INFORMATION:

Section #: 29	Township: 56N	Range: 3W	Parcel acreage: 0.684 acres
Parcel # (s): RP004050000080A			
Legal description: Lot 8 of Schweitzer Villa			
Current landowner's name: Deborah & Richard Toner			
Current zoning: Suburban		Current use: Residential	
What zoning districts border the project site?			
North: Suburban; Rural-5		East: Suburban	
South: Pend Oreille River		West: Suburban	
Comprehensive plan designation:			
Uses of the surrounding land (describe lot sizes, structures, uses):			
North: Suburban Growth Area; Rural Residential			
South: Pend Oreille River			
East: Suburban Growth Area			
West: Suburban Growth Area			
Within Area of City Impact?: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		If yes, which city?: n/a	
Detailed directions to site: 177 River Birch Road			

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.* *SEE ATTACHED NARRATIVE

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?* *SEE ATTACHED NARRATIVE

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?*
***SEE ATTACHED NARRATIVE**

ACCESS INFORMATION:

Please check appropriate boxes:

<input type="checkbox"/>	<u>Private Easement</u> <input type="checkbox"/> <u>Existing</u> <input type="checkbox"/> <u>Proposed</u> 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: _____ _____ _____
<input checked="" type="checkbox"/>	<u>Public Road</u> <input checked="" type="checkbox"/> <u>Existing</u> <input type="checkbox"/> <u>Proposed</u> Describe travel surface (e.g., gravel, dirt, paved, etc.), travel way width, road grade right-of-way width and name, if existing: <u>River Birch Road (Bonner County) which encroaches from State Highway 2</u> _____ _____
<input type="checkbox"/>	<u>Combination of Public Road/Private Easement</u> <input type="checkbox"/> <u>Existing</u> <input type="checkbox"/> <u>Proposed</u> 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: Northern portion of property is flat. Southern portion of property is terraced with flat benches staircasing down towards the Pend Oreille River with varied "slopes" up to 30%+ grades due to the face of the terraced benches.

Water courses (lakes, streams, rivers & other bodies of water): Pend Oreille River.

Is site within a floodplain? ☒ Yes ☐ No Firm Panel #: C0925E Map designation: AE

Springs & wells: None.

Existing structures (size & use): 1) 27x72 single-family dwelling; 2) retaining walls of varied lengths and widths; 3) seawall of varied lengths and widths; 4) 12x9 platform

Land cover (timber, pastures, etc): *SEE ATTACHED NARRATIVE

Are wetlands present on site? ☐ Yes ☒ No Source of information: NWI Map

Other pertinent information (attach additional pages if needed): *SEE ATTACHED NARRATIVE

SERVICES:

Sewage disposal will be provided by:

<input type="checkbox"/>	<u>Existing Community System - List name of sewer district or provider and type of system:</u> <hr/>
<input type="checkbox"/>	<u>Proposed Community System - List type & proposed ownership:</u> <hr/>
<input type="checkbox"/>	<u>Individual system - List type:</u> <u>PHD septic permit #05-09-46339</u>

Explain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details: N/A, variance for platform and retaining walls - no sewage disposal services.

Water will be supplied by:	
<input checked="checked" type="checkbox"/>	Existing public or community system - List name of provider: <u>Laclede Water District</u>
<input type="checkbox"/>	Proposed Community System – List type & proposed ownership: _____
<input type="checkbox"/>	Individual well: _____
Please explain the water source, capacity, system maintenance plan, storage and delivery system and other details: <u>N/A, variance for platform and retaining walls - no sewage disposal services.</u> _____ _____	
Distance (in miles) to the nearest:	
Public/Community Sewer System: 10.5 mi	Solid Waste Collection Facility: 1.3 mi
Public/Community Water System: On-site	Fire Station: 4.5 mi
Elementary School: 10 mi	Secondary Schools: 11 mi
County Road: On-site	County Road Name: River Birch Road
Which fire district will serve the project site? <u>West Side Fire</u>	
Which power company will serve the project site? <u>n/a, variance for platform & retaining walls</u>	

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: <u>*SEE ATTACHED NARRATIVE</u>	
Population: <u>*SEE ATTACHED NARRATIVE</u>	
School facilities & Transportation: <u>*SEE ATTACHED NARRATIVE</u>	
Economic Development: <u>*SEE ATTACHED NARRATIVE</u>	
Land Use: <u>*SEE ATTACHED NARRATIVE</u>	
Natural Resources: <u>*SEE ATTACHED NARRATIVE</u>	
Hazardous Areas: <u>*SEE ATTACHED NARRATIVE</u>	
Public Services: <u>*SEE ATTACHED NARRATIVE</u>	
Transportation: <u>*SEE ATTACHED NARRATIVE</u>	

Recreation: <u>*SEE ATTACHED NARRATIVE</u>
Special Areas or Sites: <u>*SEE ATTACHED NARRATIVE</u>
Housing: <u>*SEE ATTACHED NARRATIVE</u>
Community Design: <u>*SEE ATTACHED NARRATIVE</u>
Implementation: (Not required to complete this element) <u>*SEE ATTACHED NARRATIVE</u>

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: Tess Vogel MS, Associate Land Use Planner Digitally signed by Tess Vogel MS, Associate Land Use Planner
Date: 2025.03.06 11:07:13 -08'00' Date: _____

Landowner's signature: _____ Date: _____