



BONNER COUNTY PLANNING DEPARTMENT

1500 HIGHWAY 2, SUITE 208, SANDPOINT, ID 83864 (208) 265-1458 (208) 265-1463 (FAX)
planning@bonnercountyid.gov (email) www.bonnercountyid.gov (web page)

VARIANCE APPLICATION

FOR OFFICE USE ONLY:

FILE #

RECEIVED:

- ☐ Administrative Variance
☒ Public Hearing Required

3/3/2025

PROJECT DESCRIPTION:

The applicant is requesting a variance from a: street setback

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

The applicant is requesting a 10 foot setback to allow for the construction of:
(Specify the type of structure and use) Requesting a 15' deviation from a street setback to allow
for the construction of a single family residence.

☐ Other (Please specify) _____

APPLICANT INFORMATION:

Landowner's name: Joseph Wassif

Mailing address

City: Sandpoint

State: ID

Zip code: 83864

Telephone:

Fax:

E-mail

REPRESENTATIVE'S INFORMATION:

Representative's name: Travis Haller

Company name:

Mailing address:

City:

State:

Zip code:

Telephone: 907-209-8873

Fax:

E-mail: travishallergeo@gmail.com

ADDITIONAL APPLICANT/REPRESENTATIVE INFORMATION:

Name/Relationship to project:

Company Name:

Mailing Address:

City:

State:

Zip Code:

Telephone:

Fax:

E-mail:

PARCEL INFORMATION:

Section #: 33	Township: 57N	Range: 1W	Parcel acreage: 0.216
Parcel # (s): RP000350000150A			
Legal description: 33-57N-1W BOTTLE BAY TRACTS LOT 15 1ST ADDN			
Current landowner's name: Joe and Ellen Wassif			
Current zoning: Recreation		Current use: Vacant	
What zoning districts border the project site?			
North: Recreation		East: Recreation	
South: Recreation		West: Recreation	
Comprehensive plan designation: Resort Community			
Uses of the surrounding land (describe lot sizes, structures, uses):			
North: Residential lots similar in size with homes on them			
South: 2.250-acre lot with storage or residence on it.			
East: Residence on similar size lot			
West: Vacant lot of similar size			
Within Area of City Impact?: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, which city?:			
Detailed directions to site:			
Take Bottle Bay road and go East until Bay Drive. Turn left onto Bay Dr. and project site is on the left approximately 1/4 mile down.			

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 back half (southern half) of the property is very steep, making it difficult to access and build on. The road goes along the north property line and it makes sense to build on the north half of the property where the driveway will be coming from. The further back the structure is the more costly it becomes.

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?*

A well was constructed on site and this request allows us to be further away and downslope from the well which allows us to gravity feed instead of installing a costly pump.

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 owners have addressed the two biggest issues, snow storage and adjoining neighbor's views. Both have been addressed through the community and building design from Selkirk Design.

Bay Dr. is a public, privately maintained road. Homeowners in the area maintain this road. It is known that snow storage can be tricky sometimes but this is apparent when homes are within the 10-foot setback. This proposal is asking up to the 10 foot setback, not within, from the right-of-way which is app. 5' foot back from the actual travel way of Bay Drive. This proposal, if granted, would still allow for snow storage. Lastly, the proposed setback would not 'stick out' in front of adjoining neighbors homes. Therefore everyone's beautiful views would be maintained, including the owner's. No other conflicts or effects with the public interest or hazards are anticipated with this proposal.

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 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>Bay Drive is a 50' wide public, privately maintained dirt road.</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:
The site very steep with the steepest portions being in the middle of the property.

Water courses (lakes, streams, rivers & other bodies of water):
There are no bodies of water on this property.

Is site within a floodplain? ☐ Yes ☒ No Firm Panel #: C0975E Map designation: X

Springs & wells: One onsite water well exists. Drilling in 2023.

Existing structures (size & use): None

Land cover (timber, pastures, etc): The property is approxiametely .20 acres with cedar trees.
The building site has been cleared.

Are wetlands present on site? ☐ Yes ☒ No Source of information: Wetlands Mapper

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:
Bottle Bay Recreational Water and Sewer District

☐ 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: The home site will have an individual septic tank.

Water will be supplied by:	
<input type="checkbox"/>	<u>Existing public or community system</u> - List name of provider: _____
<input type="checkbox"/>	<u>Proposed Community System</u> – List type & proposed ownership: _____ _____
<input checked="" type="checkbox"/>	<u>Individual well: 10GPM.</u> _____
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: 5	Solid Waste Collection Facility: 5
Public/Community Water System: 5	Fire Station: 1.0
Elementary School: 10.5	Secondary Schools: 12.4
County Road: 0.4 miles	County Road Name: Bottle Bay
Which fire district will serve the project site? <u>Selkirk Fire District</u>	
Which power company will serve the project site? <u>Avista</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>No property rights of the owners or adjoining owners are going to be effected by this proposal.</u> _____	
Population: <u>No effect</u> _____ _____	
School facilities & Transportation: <u>No school buses go down Bay Dr. No effect</u> _____ _____	
Economic Development: <u>If this is approved, the buidling of the home would encourage economical development in the county.</u> _____ _____	
Land Use: <u>This parcel is zoned Recreation and inteded to be used for residential recreation purposes.</u> _____ _____	
Natural Resources: <u>No natural resources, other than timber, are anticipated to be altered with this proposal.</u> _____ _____	
Hazardous Areas: <u>None known; No effect</u> _____ _____	
Public Services: <u>Public services have been contacted and no comments have been recieved back that showed how this proposal would effect them.</u> _____ _____	
Transportation: <u>No effect as along as we are outside the 10 feet road setback. Snow storage will be maintained on site.</u> _____	

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Recreation: <u>No adverse effects are anticipated with this request.</u> <hr/> <hr/>
Special Areas or Sites: <u>N/A</u> <hr/> <hr/>
Housing: <u>If approved, this would allow the owners to construct a residence which may help with the need for additional housing in Bonner County.</u> <hr/> <hr/>
Community Design: <u>This proposal is keeping with the community design as homes have been built in this subdivision, since the platting of Bottle Bay in 1957. It has worked since then and we are proposing to maintain the same setbacks as others in the vicinity.</u> <hr/> <hr/>
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: 2025 03 17 [Signature] Date: _____

Landowner's signature: _____ Date: _____