



BONNER COUNTY PLANNING DEPARTMENT

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VARIANCE APPLICATION

FOR OFFICE USE ONLY:

FILE #

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APR 14 2025

**Bonner County
Planning Department**

- ☐ 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 ~~13/3~~ ^{12' where 25' required} foot setback to allow for the construction of:

(Specify the type of structure and use) Hay loft, RV storage lean to. The structure sits at an angle needing a 13ft variance on 1 side + 3ft on the

☐ Other (Please specify) other.

APPLICANT INFORMATION:

Landowner's name: [REDACTED]

Mailing address: [REDACTED]

City: [REDACTED]

State: [REDACTED]

Zip code: [REDACTED]

Telephone: [REDACTED]

Fax: [REDACTED]

E-mail: [REDACTED]

REPRESENTATIVE'S INFORMATION:

Representative's name: [REDACTED]

Company name: [REDACTED]

Mailing address: [REDACTED]

City: [REDACTED]

State: [REDACTED]

Zip code: [REDACTED]

Telephone: [REDACTED]

Fax: [REDACTED]

E-mail: [REDACTED]

ADDITIONAL APPLICANT/REPRESENTATIVE INFORMATION:

Name/Relationship to project: [REDACTED]

Company Name: [REDACTED]

Mailing Address: [REDACTED]

City: [REDACTED]

State: [REDACTED]

Zip Code: [REDACTED]

Telephone: [REDACTED]

Fax: [REDACTED]

E-mail: [REDACTED]

PARCEL INFORMATION:

Section #: 30 Township: 55 N Range: 4 W N Parcel acreage: 10

Parcel # (s): RP 55 N 04 W 30 79 50 A

Legal description: 30-55N-4WE2W2NWSE

Current landowner's name: [REDACTED]

Current zoning: Residential

Current use: Residential

What zoning districts border the project site?

North: A-F 20

East: A-F 20

South: A-F 20

West: A-F 20

Comprehensive plan designation:

Uses of the surrounding land (describe lot sizes, structures, uses):

North: SFD 20 acres

South: Vacant 80 acres

East: SFD 10 Acres

West: Vacant 10 Acres

Within Area of City Impact?: ☐ Yes ☐ No If yes, which city?:

Detailed directions to site: Sprint Lake Cutoff, W on Curtis Creek Road, Rt on Hoedoo Mt Rd, Rt on High Meadow

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. This is a heavily wooded area with little clearing. This site provides a place for a necessary structure accessible to us. The structure was already built with a misreading of the required set back and it would be a huge burden to move or destroy. The structure is surrounded by unused land & does not impact road use or otherwise have a potential for negative impact.

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? As stated above, the structure was built with a misunderstanding of the required setbacks which is fully our fault. As the structure stands there is little impact on the surrounding environment that could be caused by its existence.

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?

We are in a heavily wooded area with no public service where is little traffic, no sewage or water attached to the structure, it does not impede any others access or useage of surrounding areas

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: dirt 14ft in width



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:

Slopes 0-15 & 15-30, and above
Tree covered mostly wooded

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

1 Stream Mapped

Is site within a floodplain? ☐ Yes ☒ No

Firm Panel #: _____

Map designation: _____

Springs & wells: _____

Existing structures (size & use): Home, sheds & animal pens

Land cover (timber, pastures, etc): timber

Are wetlands present on site? ☒ Yes ☐ No

Source of information: GIS Viewer

Other pertinent information (attach additional pages if needed): _____

SERVICES: N/A no services ran to the property

Sewage disposal will be provided by:

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

☐ 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: _____



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: 25

Solid Waste Collection Facility: 20 miles

Public/Community Water System: 25 miles

Fire Station: 15 miles

Elementary School: 25 miles

Secondary Schools: 20 miles

County Road: 1.3 miles

County Road Name: Hoo Doo Mt Road

Which fire district will serve the project site? None

Which power company will serve the project site? Northern lights

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: _____

Population: _____

School facilities & Transportation: _____

Economic Development: _____

Land Use: _____

Natural Resources: _____

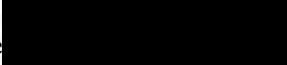
Hazardous Areas: _____

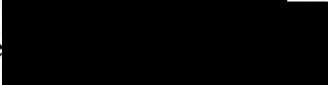
Public Services: _____

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: 4/13/25

Landowner's signature  _____ Date: 4/13/25