

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

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) _____

APPLICANT INFORMATION:

Landowner's name:

Mailing address: _____

City: _____

State: _____

Zip code: _____

Telephone: _____

Fax: _____

E-mail: _____

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:

Company Name:

Mailing Address:

City: _____

State: _____

Zip Code: _____

Telephone: _____

Fax: _____

E-mail: _____

PARCEL INFORMATION:

Section #:	Township:	Range:	Parcel acreage:
Parcel # (s):			
Legal description:			
Current landowner's name:			
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.*

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?*

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?*

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 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: _____ _____
<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:

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): _____

Land cover (timber, pastures, etc): _____

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:

☐ 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:	
<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 type="checkbox"/>	<u>Individual well:</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:	Solid Waste Collection Facility:
Public/Community Water System:	Fire Station:
Elementary School:	Secondary Schools:
County Road:	County Road Name:
Which fire district will serve the project site? _____	
Which power company will serve the project site? _____	

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: _____	

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Recreation: <div style="border-bottom: 1px solid black; margin-bottom: 5px;"></div> <div style="border-bottom: 1px solid black; margin-bottom: 5px;"></div>
Special Areas or Sites: <div style="border-bottom: 1px solid black; margin-bottom: 5px;"></div> <div style="border-bottom: 1px solid black; margin-bottom: 5px;"></div>
Housing: <div style="border-bottom: 1px solid black; margin-bottom: 5px;"></div> <div style="border-bottom: 1px solid black; margin-bottom: 5px;"></div>
Community Design: <div style="border-bottom: 1px solid black; margin-bottom: 5px;"></div> <div style="border-bottom: 1px solid black; margin-bottom: 5px;"></div>
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.

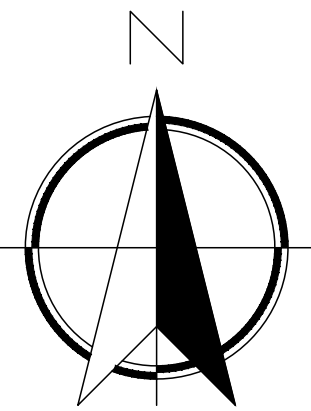
Landowner's signature: Thomas D Coborn Date: _____

Landowner's signature: _____ Date: _____

HISTORIC NORTHERN HOTEL

SITE PLAN FOR VARIANCE

PARCEL # RP59N04W105570A
LOCATED IN SEC. 10, T. 59 N. R. 04 W., B.M.
BONNER COUNTY, IDAHO
NOVEMBER 2024



SHEET CONTENTS

C0.0 COVER SHEET
C1.0 EXISTING CONDITIONS
C2.0 SITE PLAN

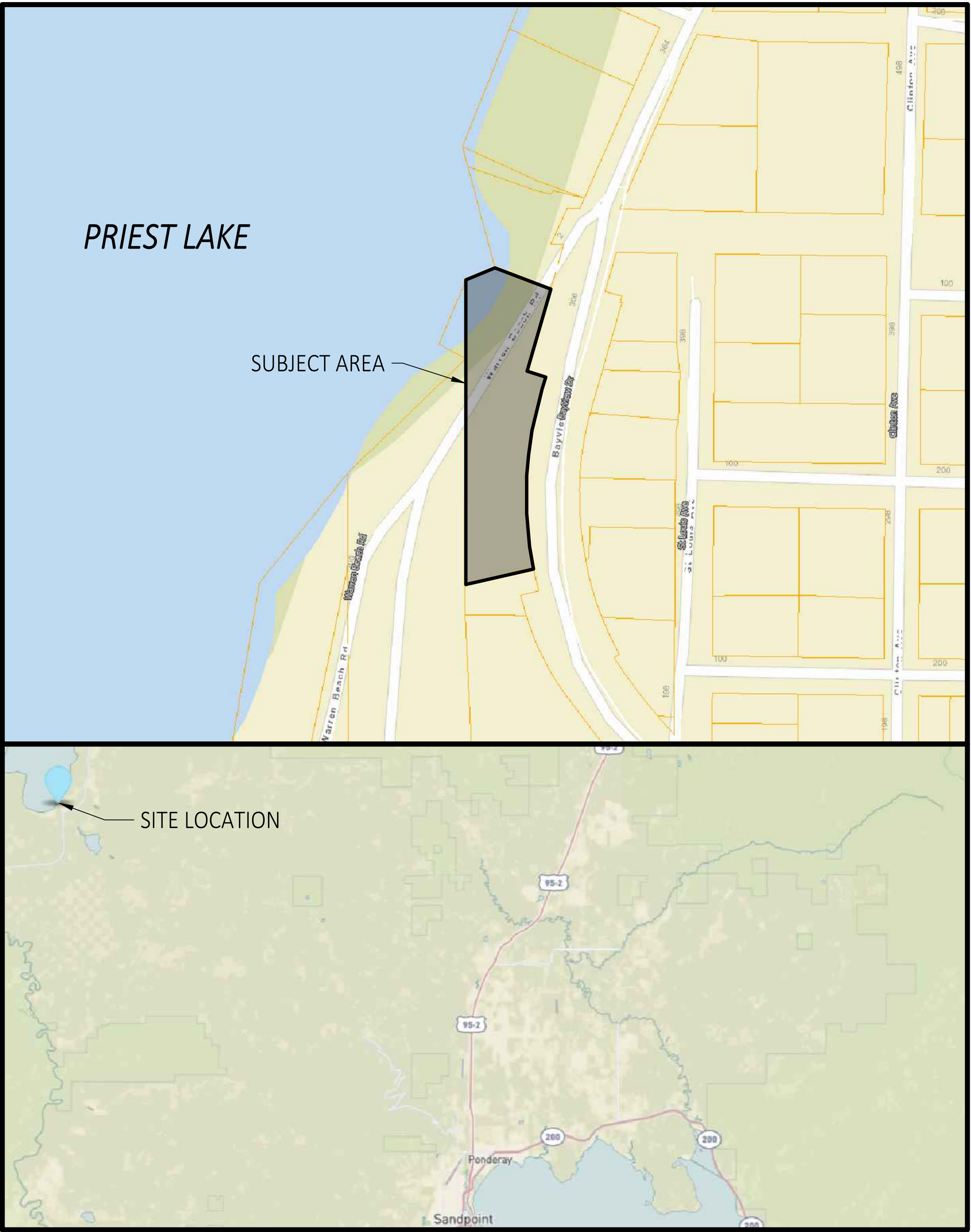
PROJECT CONTACTS

OWNER
TDC PROPERTIES LLC
13105 VANDERBILT DR UNIT 401
NAPLES, FL 34110

CIVIL/STRUCTURAL ENGINEERS
BC ENGINEERS
11917 N WARREN ST.
HAYDEN, ID 83835
PHONE: 208-772-8424

GENERAL NOTES

- 1) ALL EXISTING DIMENSIONS, PROPERTY LINES, UTILITY LOCATIONS, AND STRUCTURE LOCATIONS SHOULD BE CONSIDERED APPROXIMATE.
- 2) THE OWNER IS RESPONSIBLE TO DETERMINE ANY EXISTING EASEMENT, RESTRICTIONS, OR CONTRACTS.
- 3) IF NECESSARY, VERTICAL AND HORIZONTAL ALIGNMENTS AND RELEVANT STRUCTURES, UTILITIES, ETC. SHALL BE STAKED BY AN ENGINEERING OR SURVEYING FIRM COMPETENT IN PERFORMING SUCH WORK TO ENSURE NO ENCROACHMENTS ON ADJACENT PROPERTIES.



VICINITY MAPS

N.T.S



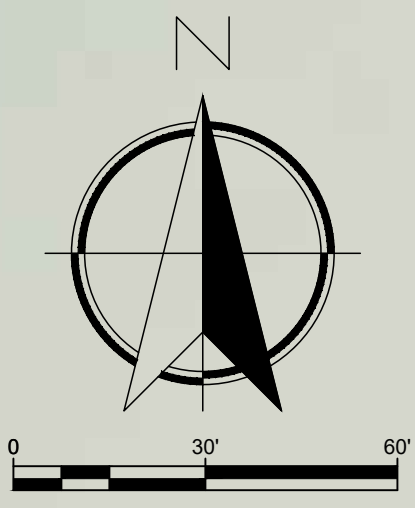
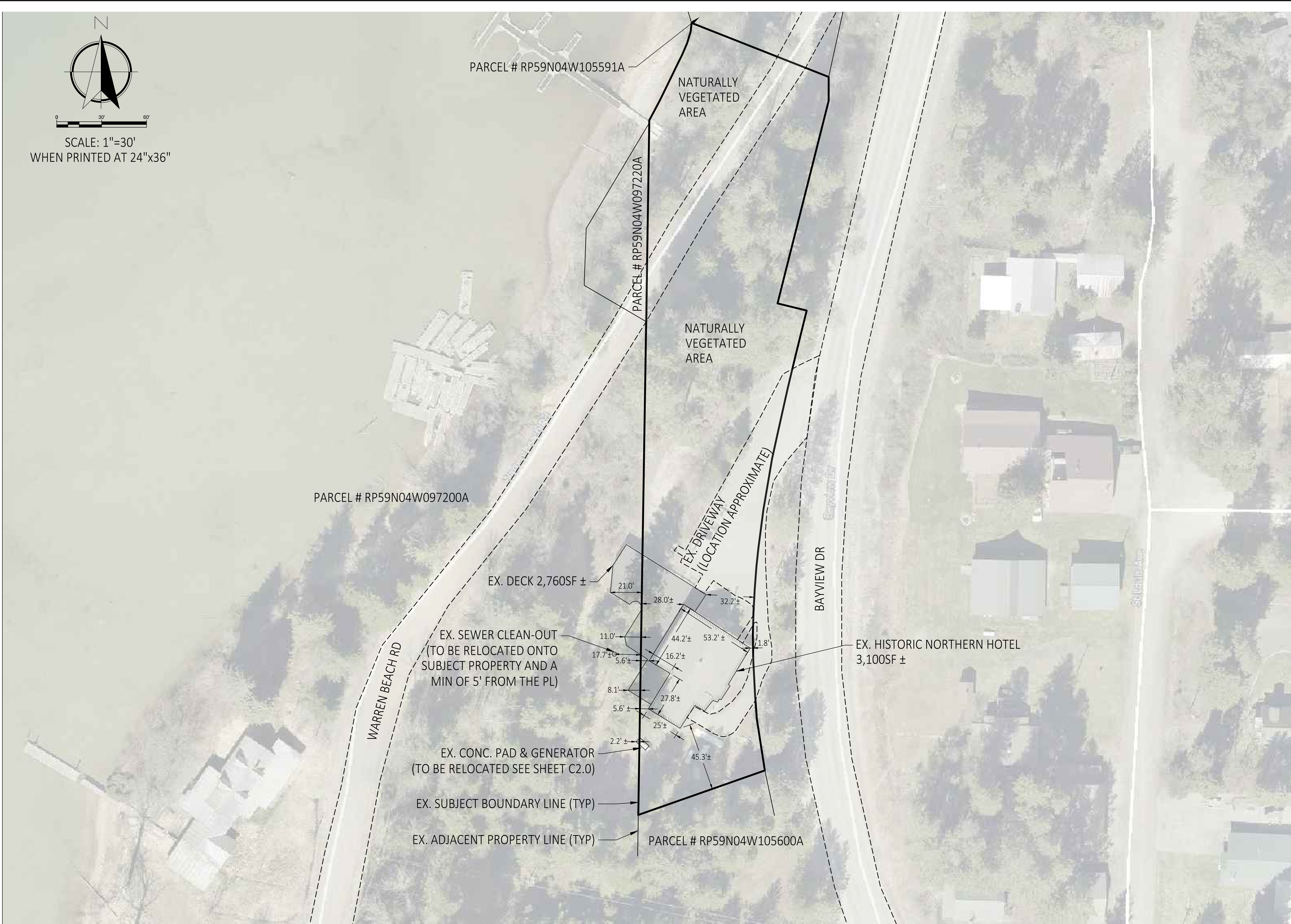
Know what's below.
Call before you dig.



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PHONE: 208-772-8424

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		Revisions:	
Project: HISTORIC NORTHERN HOTEL			
Sheet Content: COVER SHEET			
Drafter: EFC	Engineer: GSJ	Job No.: 240764-C	
Stamped by: GSJ		Sheet: C0.0	
Date: 03/26/2025			
		1 OF 3	



SCALE: 1"=30'
WHEN PRINTED AT 24"x36"



Know what's below.
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STRUCTURAL-FORENSIC

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	Revisions:

Project: HISTORIC NORTHERN HOTEL

Sheet Content: EXISTING CONDITIONS

Drafter: EFC	Engineer: GSJ	Job No.: 240764-C
Stamped by: GSJ	Sheet: C1.0	
Date: 03/26/2025		