



## 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](mailto:planning@bonnercountyid.gov) - Web site: [www.bonnercountyid.gov](http://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.)

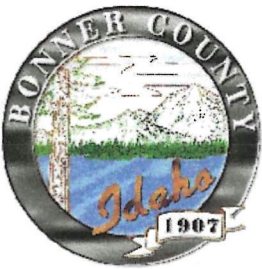
☒ Vicinity map, as defined in BCRC, Section 12-822, sufficient to show the impact of the proposal commensurate with the scale of the project. (BCRC 12-222(k))

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.

☒ 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)



# BONNER COUNTY PLANNING DEPARTMENT

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## 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 **To street** ☐ Rear yard setback  
☐ Side yard setback ☐ Water front setback

The applicant is requesting a ~~0 ft.~~ <sup>5'</sup> foot setback to allow for the construction of:  
(Specify the type of structure and use) Residential Home

☐ Other (Please specify) \_\_\_\_\_

### APPLICANT INFORMATION:

Landowner's name: [REDACTED]

Mailing address: [REDACTED]

City: Gilbert

State: [REDACTED]

Zip code: [REDACTED]

Telephone: [REDACTED]

Fax: [REDACTED]

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:

Company Name:

Mailing Address:

City:

State:

Zip Code:

Telephone:

Fax:

E-mail:



**PARCEL INFORMATION:**

Section #: 3 Township: 57N Range: 2W Parcel acreage: 0.39 acres

Parcel # (s): RPO36620020060A

Legal description: 3-57N-2W Edelweiss village BLK 2 Lot 6 1st Addn.

Current landowner's name: Masen Baker &amp; Gabby Kauer

Current zoning: Suburban

Current use: Empty Lot

What zoning districts border the project site? N/A (~~Suburban~~ (Suburban))

North: Suburban

East: Suburban

South: Suburban

West: Suburban

? Comprehensive plan designation:

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

North: Road, other Suburban lots 1 and 2.

South: Lots 2, 4, 5, 7 &amp; 8

East: Lower Road followed by lots 7-10 of Block 1

West: Road and Lot 1

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

Detailed directions to site: Turn from U.S. Highway 2 onto Schweitzer Cutoff Rd. Turn right onto N. Boyer Rd and drive until Schweitzer Rd Mountain Rd where you'll take a left onto and then an immediate right as you cross the train tracks onto Granite Rdg Dr. Keeping left on the road split.

**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 property presents unique challenges that are not common due to its steep 30° slope and small size (0.4 acres). During rain or snow, placing the home further down the lot, which would be required by the standard 25' Set back, creates serious safety concerns due to the steep access that would be required for driveways and walkways. Because the lot is narrow and shallow, the home cannot be shifted left or right to resolve this issue. Reducing the front setback is necessary to safely position the home closer to the road and avoid hazards caused by the topography, which are conditions beyond our control.

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? The property was listed for sale and purchased as a 0.4 acre lot, that in its entirety, sits on land that is on a slope of 30° or higher. All of this property deals with slope issues and there are no other portions of this land that would make it easier to build on. No work has been done to the property to create these issues.



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?

Granting this variance would actually enhance public safety by preventing the need for steep access to the property that would result from building farther down the lot's severe 30° slope. During rain or snow, this steep access could pose serious safety risks for residents and visitors. Building closer to the road allows safer access, better alignment with the natural topography, and avoids costly and unsafe grading or retaining wall solutions that would be necessary with the required setbacks. There is only one home directly in the vicinity of this lot and it visually looks as though it was also built using a variance due to the same topographic challenges. Approving this variance would not be detrimental to neighboring properties or improvements and in fact, it maintains the character and safety standards already present in the surrounding area.

#### 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: Public road consists of gravel around 30 ft wide.

☐ 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:  
The lot consists of 83.32 ft on the North side, 150 ft on the East side, ~~155~~ 147.58 ft on the South side and a curved property line along the road on the West side. The elevation at the top of the property is at 2,295 ft and the bottom of the property is at 2,244 ft which results in a 51 ft elevation difference 83 - 90 ft of the property. There is a small bench section on the South side of the property near the neighboring home.

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

There is a stream that runs from NW along the North property line of this lot and exits down by the lower road. The stream does not horizontally shift anymore onto the property than along the ~~north~~ northern property line.

Is site within a floodplain? ☐ Yes ☒ No

Firm Panel #: \_\_\_\_\_

Map designation: \_\_\_\_\_

Springs & wells: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Existing structures (size & use): There are no existing structures on the property.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Land cover (timber, pastures, etc): This land is cleared of timber other than the remaining stumps.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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:

Edelweiss Village Sewer System owned by Robert A Taylor as of 2008. Service shows as a "pumped effluent septic tank" and has connection at the south-east corner of the property which then goes to a booster pump station.



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 sewer hookup sits at the SE corner of lot 6 and then feeds to a booster pump station in the lower road of granite Rdg Dr.



Water will be supplied by:

☒ Existing public or community system - List name of provider: City of Sandpoint

☐ 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: The water source is an agreement with the City of Sandpoint and the hook up connection sits at the top of the property along the road on the west side.

Distance (in miles) to the nearest:

Public/Community Sewer System:

Solid Waste Collection Facility: (2.5 miles) WM

Public/Community Water System:

Fire Station: (3.3 miles) North Side Fire District Station 1

Elementary School: (3.7 miles) Kootenai Elementary

Secondary Schools: (4.8 miles) Sandpoint High School

County Road:

County Road Name:

Which fire district will serve the project site? Northside Fire District

Which power company will serve the project site? Avista

**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: 05-19-2025

Landowner's signature: \_\_\_\_\_ Date: 05-19-2025