



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 #

V0024-25

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 0 foot setback to allow for the construction of:
(Specify the type of structure and use) Deck

- ☐ Other (Please specify) _____

APPLICANT INFORMATION:

Landowner's name: Ian Campbell

Mailing address: _____

City: Sagle

State: Idaho

Zip code: 83860

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 #:19	Township:57 North	Range:1 West	Parcel acreage:6.04
Parcel # (s):RP57N01W196501A			
Legal description:			
Current landowner's name:Ian Campbell			
Current zoning:Residential		Current use:Residential	
What zoning districts border the project site?			
North:Residential		East:Residential	
South:Residential		West:Residential	
Comprehensive plan designation:			
Uses of the surrounding land (describe lot sizes, structures, uses):			
North:Residential			
South:Residential			
East:Residential			
West:Residential			
Within Area of City Impact?: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, which city?:			
Detailed directions to site: From HWY 95, south of Sandpoint bridge, take a left onto Bottle Bay Road			
4501 Bottle Bay 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. The lot has only a small fraction of usable bu* land adjacent to Lake Pend Oreille. The rest of the land is at an extreme slope (45 degrees or greater). A house and separated garage structure were built on the only usable land in the early 70's. A prior about that time. Both decks are now in significant disrepair and are unsafe and unsightly. Our plan is decks for both safety and for better appearance from the lake.

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 only action the applicant took was purchasing the parcel in Sept. 2024.*

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?*

Approval of the variance to improve the decks will not be detrimental to the public health, safety, or welfare to properties or improvements in the vicinity. Improving the appearance of the decks, house, and garage will create a more beautiful lake.

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>Paved, normal road width. Bottle Bay 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 lot consists of 6.04 acres, the majority of which is an extreme, rocky slope of greater than 45 degrees outcroppings. Approximately 0.4 acres is usable flat land. On this portion of the property, a house and

Water courses (lakes, streams, rivers & other bodies of water): Lake Pend Oreille is adjacent to the property

<div style="border-bottom: 1px solid black; height: 10px; margin-bottom: 5px;"></div> <div style="border-bottom: 1px solid black; height: 10px; margin-bottom: 5px;"></div> <div style="border-bottom: 1px solid black; height: 10px;"></div>		
Is site within a floodplain? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Firm Panel #: _____	Map designation: _____
Springs & wells: _____ <div style="border-bottom: 1px solid black; height: 10px; margin-bottom: 5px;"></div> <div style="border-bottom: 1px solid black; height: 10px; margin-bottom: 5px;"></div> <div style="border-bottom: 1px solid black; height: 10px;"></div>		
Existing structures (size & use): <u>House (approx 1,500 square feet) with two decks - a primary and se</u> <u>A detached garage structure (approx. 512 square feet)</u> <div style="border-bottom: 1px solid black; height: 10px; margin-bottom: 5px;"></div> <div style="border-bottom: 1px solid black; height: 10px; margin-bottom: 5px;"></div> <div style="border-bottom: 1px solid black; height: 10px;"></div>		
Land cover (timber, pastures, etc): <u>The lot is primarily timber and rocks</u> <div style="border-bottom: 1px solid black; height: 10px; margin-bottom: 5px;"></div> <div style="border-bottom: 1px solid black; height: 10px; margin-bottom: 5px;"></div> <div style="border-bottom: 1px solid black; height: 10px;"></div>		
Are wetlands present on site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Source of information: _____		
Other pertinent information (attach additional pages if needed): <u>See proposed original and new deck designs attached. The decks are no longer safe and must be replaced. We plan to replace the decks enhance the "lake appeal" of the property. We are also painting the house and garage to match the n</u> <u>The square footage of the propsed deck redesign will increase by 65% from 356 to 586 square feet.</u> <div style="border-bottom: 1px solid black; height: 10px; margin-bottom: 5px;"></div> <div style="border-bottom: 1px solid black; height: 10px; margin-bottom: 5px;"></div> <div style="border-bottom: 1px solid black; height: 10px;"></div>		

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> <div style="border-bottom: 1px solid black; height: 10px; margin-bottom: 5px;"></div> <div style="border-bottom: 1px solid black; height: 10px;"></div>
<input type="checkbox"/>	<u>Proposed Community System - List type & proposed ownership:</u> <div style="border-bottom: 1px solid black; height: 10px; margin-bottom: 5px;"></div> <div style="border-bottom: 1px solid black; height: 10px;"></div>
<input checked="" type="checkbox"/>	<u>Individual system - List type: Septic</u> <div style="border-bottom: 1px solid black; height: 10px;"></div>
Explain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details: _____ <div style="border-bottom: 1px solid black; height: 10px; margin-bottom: 5px;"></div> <div style="border-bottom: 1px solid black; height: 10px;"></div>	

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</u> : _____ _____
Please explain the water source, capacity, system maintenance plan, storage and delivery system and other details: <u>Existing well and pump system</u> _____ _____ _____	
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? <u>Existing 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: _____ _____ _____	
Population: _____ _____ _____	
School facilities & Transportation: _____ _____ _____	
Economic Development: _____ _____ _____	
Land Use: _____ _____ _____	
Natural Resources: _____ _____ _____	
Hazardous Areas: _____ _____ _____	
Public Services: _____ _____ _____	
Transportation: _____	

Recreation: _____
Special Areas or Sites: _____
Housing: _____
Community Design: <u>The new deck design will enhance the visual appeal of the site when viewed from</u>
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: _____

Landowner's signature: _____ Date: _____