

BONNER COUNTY PLANNING DEPARTMENT

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VARIANCE APPLICATION

FOR OFFICE USE ONLY:

FILE #

V0003-25

RECEIVED:

11/19/24

- ☐ Administrative Variance
☒ Public Hearing Required

PROJECT DESCRIPTION:

The applicant is requesting a variance from a:

- ☐ Front yard setback ☒ Rear yard setback 5' at the alley
☒ Side yard setback 5' at the side street ☐ Water front setback

The applicant is requesting a 5 foot setback to allow for the construction of:
(Specify the type of structure and use) Non-Residential 24x36 garage

☐ Other (Please specify) _____

APPLICANT INFORMATION:

Landowner's name: Randy & Tara Groves

Mailing address

City: Spokane

State: WA

Zip code: 99208

Telephone

Fax:

E-mail:

REPRESENTATIVE'S INFORMATION:

Representative's name: Jesse Bailey

Company name: James A. Sewell & Associates, LLC

Mailing address: 600 4th Street West

City: Newport

State: WA

Zip code: 99156

Telephone: 509-447-3626

Fax:

E-mail: jbailey@jasewell.com

ADDITIONAL APPLICANT/REPRESENTATIVE INFORMATION:

Name/Relationship to project:

Company Name:

Mailing Address:

City:

State:

Zip Code:

Telephone:

Fax:

E-mail:

PARCEL INFORMATION:

Section #: 10	Township: 59	Range: 4W	Parcel acreage: 0.515
Parcel # (s): RP000720110010A; RP0007210110020A; RP000720110030A; RP000720110040A			
Legal description: Lot 1A, Block 11 "First Addition to Town of Coolin"			
Current landowner's name: John R & Tara L Groves			
Current zoning: Rec		Current use: Residential	
What zoning districts border the project site?			
North: Rec		East: Rec	
South: Rec		West: Rec	
Comprehensive plan designation: Rec			
Uses of the surrounding land (describe lot sizes, structures, uses):			
North: 0.2 Acre parcel			
South: 0.38 acre parcel			
East: Residential & Undeveloped 0.129 acre parcel			
West: Scranton Ave			
Within Area of City Impact?: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, which city?:			
Detailed directions to site: North on 57 to Dickensheet Road; Left on Bayview; Right on Clinton; Right on Slee; Left on Scranton subject property at the corner of Handy Ave			

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.*

Currently, where the well head is located, combined with the setbacks, it would not be possible to build the size we need (24' wide 36' long)

The back and side yard is critical for our build. Without it the width and length would be too altered that it wouldn't be worth building.

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?*

Similar setback reductions have been allowed within the same community.

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 existing roads are fairly undeveloped and would not affect the building area or the neighboring properties.

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: Gravel roadways, Scranton Ave and Handy Ave

☐ 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:

Flat

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

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Is site within a floodplain? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Firm Panel #: _____	Map designation: _____
Springs & wells: <u>Existing domestic well</u> <div style="border-bottom: 1px solid black; height: 10px; margin-top: 5px;"></div> <div style="border-bottom: 1px solid black; height: 10px; margin-top: 5px;"></div> <div style="border-bottom: 1px solid black; height: 10px; margin-top: 5px;"></div>		
Existing structures (size & use): _____ <u>30x44' residential home</u> <div style="border-bottom: 1px solid black; height: 10px; margin-top: 5px;"></div> <div style="border-bottom: 1px solid black; height: 10px; margin-top: 5px;"></div> <div style="border-bottom: 1px solid black; height: 10px; margin-top: 5px;"></div>		
Land cover (timber, pastures, etc): _____ <u>Light timber coverage</u> <div style="border-bottom: 1px solid black; height: 10px; margin-top: 5px;"></div> <div style="border-bottom: 1px solid black; height: 10px; margin-top: 5px;"></div> <div style="border-bottom: 1px solid black; height: 10px; margin-top: 5px;"></div>		
Are wetlands present on site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Source of information: Bonner County GIS		
Other pertinent information (attach additional pages if needed): _____ <div style="border-bottom: 1px solid black; height: 10px; margin-top: 5px;"></div> <div style="border-bottom: 1px solid black; height: 10px; margin-top: 5px;"></div> <div style="border-bottom: 1px solid black; height: 10px; margin-top: 5px;"></div> <div style="border-bottom: 1px solid black; height: 10px; margin-top: 5px;"></div> <div style="border-bottom: 1px solid black; height: 10px; margin-top: 5px;"></div> <div style="border-bottom: 1px solid black; height: 10px; margin-top: 5px;"></div> <div style="border-bottom: 1px solid black; height: 10px; margin-top: 5px;"></div> <div style="border-bottom: 1px solid black; height: 10px; margin-top: 5px;"></div>		

SERVICES:

Sewage disposal will be provided by:

<input checked="" type="checkbox"/>	<u>Existing Community System - List name of sewer district or provider and type of system:</u> <u>Coolin Sewer District</u> <div style="border-bottom: 1px solid black; height: 10px; margin-top: 5px;"></div>
<input type="checkbox"/>	<u>Proposed Community System – List type & proposed ownership:</u> _____ <div style="border-bottom: 1px solid black; height: 10px; margin-top: 5px;"></div>
<input type="checkbox"/>	<u>Individual system – List type:</u> _____ <div style="border-bottom: 1px solid black; height: 10px; margin-top: 5px;"></div>

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: Existing domestic well

Please explain the water source, capacity, system maintenance plan, storage and delivery system and other details: Domestic Well

Distance (in miles) to the nearest:

Public/Community Sewer System: 0

Solid Waste Collection Facility: 4.0

Public/Community Water System: n/a

Fire Station: 0.7

Elementary School: 11

Secondary Schools: 27.8

County Road: 0

County Road Name: Scranton Ave & Handy Ave

Which fire district will serve the project site? Coolin Cavanaugh Bay Fire

Which power company will serve the project site? Northern Lights, NLI

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: This proposal conveys the right for the owners to use their land as they see fit. It does not deprive any current neighboring property owners of the full use and enjoyment of their sole properties.

Population: This proposal would have no effect on the population

School facilities & Transportation: This proposal would have no effect on School Facilities & Transportation.

Economic Development: The proposal would allow for the creation of a non-residential structure and would have a positive impact on creating local employment opportunities during construction of the structure.

Land Use: The proposal allows the property to still be compatible with the surrounding properties and their perspective uses

Natural Resources: This proposal will not impact natural resources.

Hazardous Areas: The subject property does not contain any hazardous areas.

Public Services: The subject property would be powered by Northern Lights and covered by the West Side Fire District. No other services would be required.

Transportation: _____

The subject property is accessed by an existing Public ROW (Scranton Ave & Handy Ave.)

Recreation: None


Special Areas or Sites: This proposal contains no special sites or areas.

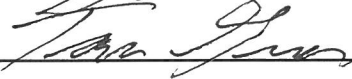
Housing: This proposal would not result in any change to the current housing available within the community.

Community Design: This proposal fits in with other structures and similar uses within the Community

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: 12/2/2024

Landowner's signature:  Date: 12-2-2024