



BONNER COUNTY PLANNING DEPARTMENT

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VARIANCE APPLICATION

FOR OFFICE USE ONLY:

FILE #

V0010-25

RECEIVED:

04/07/2025

- ☐ Administrative Variance
☒ Public Hearing Required

PROJECT DESCRIPTION:

The applicant is requesting a variance from a: Street Setback(s)

- ☒ Front yard setback 2'-3" from E. Bottle Bay ☒ Rear yard setback 1'-6" from Eureka Rd
☐ Side yard setback ☐ Water front setback

The applicant is requesting a 2'-3"1'-6" foot setback to allow for the construction of:
(Specify the type of structure and use) Single family residence

- ☐ Other (Please specify) Also seeking a variance from lot impervious coverage - proposed structure with existing impervious will result in 65% impervious area, including existing roads. Excluding Eureka & E. Bottle Bay rd, proposed impervious coverage = 51%

APPLICANT INFORMATION:

Landowner's name: William Wright

Mailing address: [REDACTED]

City: Sagle

State: Idaho

Zip code: [REDACTED]

Telephone: [REDACTED]

Fax:

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 #: 33 Township: 57N Range: 1W Parcel acreage: .232

Parcel # (s): RP00414002007AA

Legal description: 33-57N-1W SHAFFERS LAKESHORE BLK 2 LOT 7 LOTS
PLUS SIDELINES EXTENDED

Current landowner's name: William Wright

Current zoning: Recreation

Current use: Single Family residence

What zoning districts border the project site? Recreation, Rural 10

North: Recreation

East: N/A Lake Pend Oreille

South: Recreation

West: Rural 10

Comprehensive plan designation: unknown

Uses of the surrounding land (describe lot sizes, structures, uses): Single Family residences, Lake

North: Single Family residence

South: Single Family residence

East: Lake Pend Oreille

West: Single Family residence

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

Detailed directions to site: From Sandpoint go south on HWY 95 approx. 3 miles. Turn left on Bottle Bay Road. Travel ~8.5 miles to E. Bottle Bay Road. Turn left - project site is ~.5 miles on the right

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 subject parcel has 2 roads crossing it at locations that restrict the potential area for a homesite. When setbacks are imposed, the buildable area is too small for even a modest sized home. These are conditions that the applicant had no part in creating. 2 structures in poor condition that currently exist on the subject property are proposed to be removed to accommodate a new modestly sized single family home. It should be noted that one of the existing structures proposed to be removed extends over Eureka Rd and the North property line, and both structures exceed side yard setbacks. The proposed structure is within the side yard setbacks and is setback a few feet from Eureka Rd, improving the encroachment situation from what currently exists. Virtually every home on E. Bottle Bay Rd. is built within a few feet of the road- the applicant is requesting a reduced setback to maintain a similar relationship to E. Bottle Bay Rd.

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 applicant had no part in creating the current conditions that restrict the allowable building area. The roads crossing the property existed long before it was purchased by the applicant. He has, in fact, worked with neighbors and made property line adjustments to eliminate encroachments of existing grandfathered non conforming structures onto neighboring properties.

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 proposed variance will have no detrimental effect on neighboring properties or the public interest. The applicant proposes to remove a structure that encroaches on Eureka Road and replacing it with a more permanent structure that does not enroach into the roadway, which will improve the public safety situation. Additionally, the existing home and carport/ garage on the subject property currently exceed side setbacks - removing them and rebuilding within current setbacks will improve the condition for neighboring properties

ACCESS INFORMATION:

Please check appropriate boxes:

<input type="checkbox"/>	<u>Private Easement</u>	<input type="checkbox"/> Existing	<input type="checkbox"/> 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: _____		
<input checked="" type="checkbox"/>	<u>Public Road</u>	<input checked="" type="checkbox"/> Existing	<input type="checkbox"/> Proposed
	Describe travel surface (e.g., gravel, dirt, paved, etc.), travel way width, road grade right-of-way width and name, if existing: <u>East Bottle Bay Road, ~12' wide asphalt paving. Eureka Road ~14' wide gravel surface</u>		
<input type="checkbox"/>	<u>Combination of Public Road/Private Easement</u>	<input type="checkbox"/> Existing	<input type="checkbox"/> 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 site slopes uniformly at approximately 17% from east to west except where 2 roads cross it.
No exceptional features exist.

Water courses (lakes, streams, rivers & other bodies of water): No surface water exists on the site

Is site within a floodplain? ☐ Yes ☒ No Firm Panel #: _____ Map designation: _____

Springs & wells: No springs or wells exist on the property

Existing structures (size & use): Currently there are 4 structures on the subject property - A single family residence, a carport/ Garage (both to be removed) a detached shop/ ADU, and a boat house

Land cover (timber, pastures, etc): Mature Landscaping, a few trees, a gravel parking area adjacent to the shop, and an asphalt parking area in front of the residence along E. Bottle Bay Road (to be removed)

Are wetlands present on site? ☐ Yes ☒ No Source of information: _____

Other pertinent information (attach additional pages if needed): See additional narrative by applicant.

SERVICES:

Sewage disposal will be provided by:

☒ Existing Community System - List name of sewer district or provider and type of system:
East Bottle Bay Sewer District . Septic storage tank with discharge to sewer main in
E. Bottle Bay Road.

☐ 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: N/A

Water will be supplied by:

☐ Existing public or community system - List name of provider: _____

☐ Proposed Community System - List type & proposed ownership: _____

☒ Individual well: The existing residence has a shared well with an adjacent property. It is anticipated that the proposed residence will continue with that arrangement

Please explain the water source, capacity, system maintenance plan, storage and delivery system and other details: Shared well on adjacent property. Maintenance costs are shared by both users
Exact well capacity unknown - it has delivered consistent supply that is more than adequate for residential use

Distance (in miles) to the nearest:

Public/Community Sewer System: On Site

Solid Waste Collection Facility: Dufort ~16 mi

Public/Community Water System: Unknown

Fire Station: Bottle Bay Fire station ~1 mi

Elementary School: Sagle elementary ~ 12 mi

Secondary Schools: Sandpoint High ~ 14 mi.

County Road: Eureka Rd (adjacent)

County Road Name: Eureka Road

Which fire district will serve the project site? Sagle 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: Approval of the requested variance will allow the applicant to rebuilt an existing home on what is otherwise an unbuildable site given current setback requirements

Population: No impact

School facilities & Transportation: No Impact

Economic Development: No impact

Land Use: Approval of the requested variance will allow the site to be utilized in a manner consistent with its zoning and adjacent properties - for a single family residence

Natural Resources: No impact

Hazardous Areas: No hazardous areas exist on the site or are adjacent

Public Services: The site is currently served by all public services. Replacing the existing residence will have no further impact on public services

Transportation: Approval of the requested variance will improve the clearance for

vehicles traveling on Eureka Road

Recreation: Approval of the requested variance will allow the site to be utilized in a manner consistent with its zoning - development of a lake front residence in the Recreation Zone

Special Areas or Sites: No special areas exist on the site or are adjacent

Housing: Approval of the requested variance will allow an existing residence to be replaced and provide housing for the applicant and their family

Community Design: The design for the proposed new home is consistent with others in the vicinity

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: 03/31/2025

Landowner's signature: _____ Date: _____