



# BONNER COUNTY PLANNING DEPARTMENT

1500 HIGHWAY 2, SUITE 208, SANDPOINT, ID 83864 (208) 265-1458 (208) 265-1463 (FAX)  
[planning@bonnercountyid.gov](mailto:planning@bonnercountyid.gov) (email) [www.bonnercountyid.gov](http://www.bonnercountyid.gov) (web page)

## VARIANCE APPLICATION

### FOR OFFICE USE ONLY:

FILE #

RECEIVED:

3/31/25

- ☐ 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 15 foot setback to allow for the construction of:  
(Specify the type of structure and use) \_\_\_\_\_

☐ Other (Please specify) \_\_\_\_\_

### APPLICANT INFORMATION:

Landowner's name: LCB, LLC

Mailing address: 770 N Chisholm Court

City: Post Falls

State: Idaho

Zip code: 83854

Telephone: 208-699-1159

Fax: 208-664-6113

E-mail: rob@custom-truck.net

### REPRESENTATIVE'S INFORMATION:

Representative's name: Robert R Lechot

Company name:

Mailing address: same as above

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: 0.38 acres
Parcel # (s): RP55N02W070660A			
Legal description: 7-55N-2W S 50ft of tax 9 & 17			
Current landowner's name: LCB, LLC			
Current zoning: rural		Current use: residential	
What zoning districts border the project site?			
North: rural		East: Cocolalla Lake -rural	
South: rural		West: rural	
Comprehensive plan designation:			
Uses of the surrounding land (describe lot sizes, structures, uses):			
North: neighbors land with grassy lot with his home set back			
South: neighbors home set back from my home			
East: lake Cocolalla			
West: Terrace Dr road to Cocolalla Loop Rd			
Within Area of City Impact?: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		If yes, which city?:	
Detailed directions to site: Turn onto lakeview drive. Straight ahead the road turns into a Y- do not turn right - go straight. This is Terrace Dr. single car dirt windy road. Pass a yellow double wide house on right. Next driveway straight ahead is ours. IT goes down a hill. Address "187" on tree. Brown cabin.			

**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 property is situated on a steep incline descending toward the lake, which limits the amount of level, usable land for recreational or structural purposes.

Unlike neighboring properties with gentler grades, this excessive slope restricts the possibility of constructing shade areas further inland. Without this variance, the exposure to direct sunlight would render the existing boathouse deck area largely unusual during certain times of the year, constituting an undue hardship.

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 existing boathouse deck is situated on top of the boathouse building, limiting options for shade structures without encroaching on the standard set back.

Adherence to the standard 40 foot setback would render the addition of shade-providing structure unfeasible, limiting the full enjoyment of the property.



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 pergola is a non-enclosed, open air wood structure attached to the existing boathouse deck. This structure will not adversely affect water quality, shoreline stability, or local wildlife habitats. There are other older properties around the lake that feature similiar structures with with comparable setbacks, indicating the pergola would be in harmony with the sourrounding area. The pergola will not impede public access or obstruct views or negatively impact the safety, health, or general welfare of the community

#### 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: This area is a steep hillside. When we purchased the cabin there was already a boathouse/deck with stairs going from the cabin at the top of the hill to the base of the boathouse. All we did was add a pergola to the backside of the existing boathouse to give us some shade. In fact when we purchased the place there was already an old metal pergola bolted to the top of the boathouse. We have the original listing agents photos if you want them submitted showing the pergola we removed.

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



Is site within a floodplain? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Firm Panel #: _____ Map designation: _____
Springs & wells: _____ personal well <del>NOTE</del> well	
Existing structures (size & use): _____	
The pergola is 8 feet tall by 16 feet wide by 12 feet deep	
Land cover (timber, pastures, etc): _____	
It isn't covering any land. Its just covering a deck area.	
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): _____	

### SERVICES:

Sewage disposal will be provided by:	
<input type="checkbox"/>	Existing Community System - List name of sewer district or provider and type of system: <del>N/A</del> septic tank personal
<input type="checkbox"/>	Proposed Community System - List type & proposed ownership: N/A
<input type="checkbox"/>	Individual system - List type: N/A
Explain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details: _____	
I don't <del>think</del> this question applies to the issue. This is just a pergola for shade on a deck.	
think this	



Water will be supplied by:	
<input type="checkbox"/>	<u>Existing public or community system</u> - List name of provider: <u>N/A</u>
<input type="checkbox"/>	<u>Proposed Community System</u> - List type & proposed ownership: <u>N/A</u>
<input type="checkbox"/>	<u>Individual well:</u> <u>N/A</u>
Please explain the water source, capacity, system maintenance plan, storage and delivery system and other details: <u>N/A</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? _____	
Which power company will serve the project site? <u>Northern lights</u>	
<b>How is the use/plan in accordance with the general and specific objectives of the Comprehensive Plan? (Copy of goals and objectives attached)</b>	
Property Rights: _____ <u>I am not aware of any property Rights Comprehensive plan in my area</u>	
Population: _____	
School facilities & Transportation: _____	
Economic Development: _____	
Land Use: <u>The land is rural I guess. Just for cabin living</u>	
Natural Resources: _____	
Hazardous Areas: _____	
Public Services: _____	
Transportation: <u>Just walking to and from the cabin</u>	



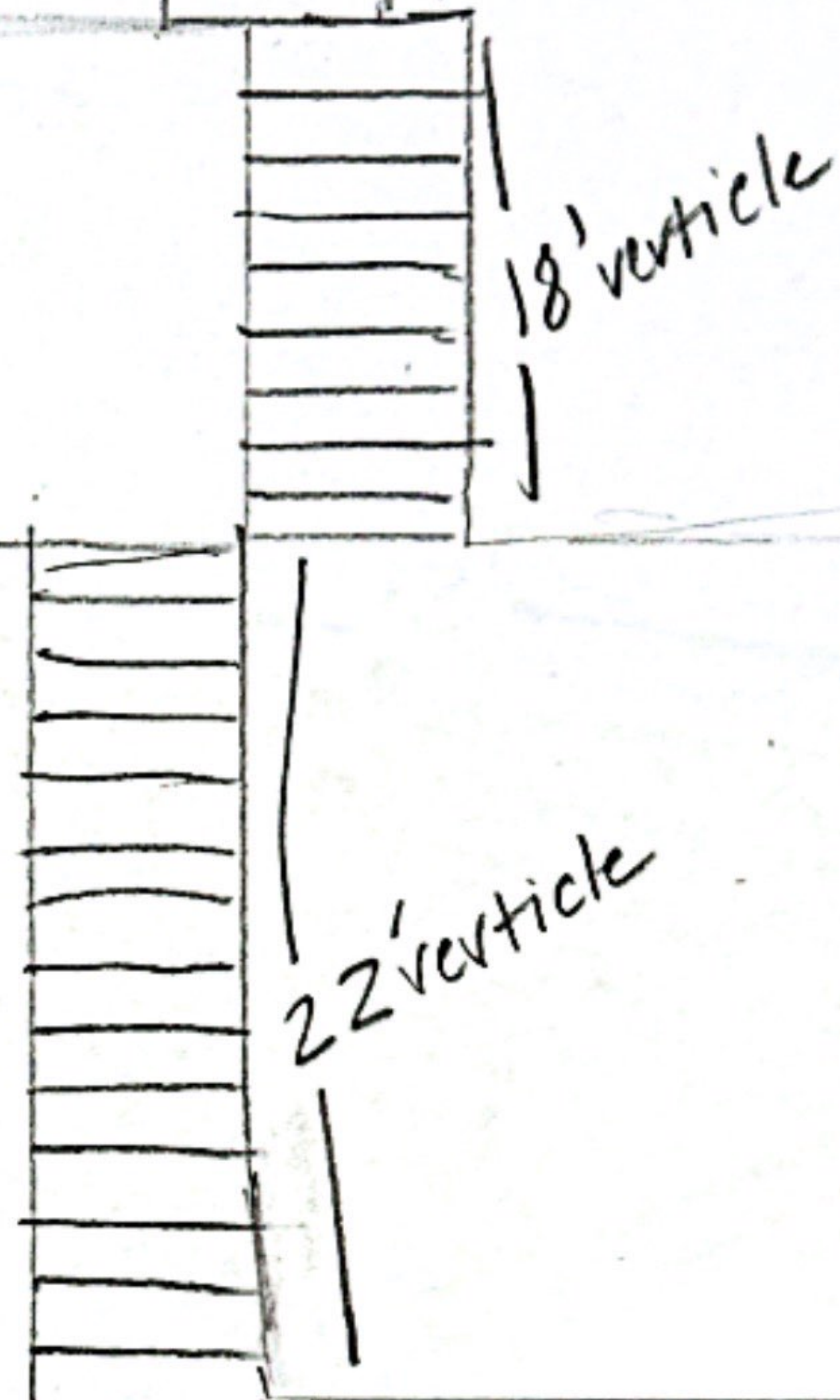
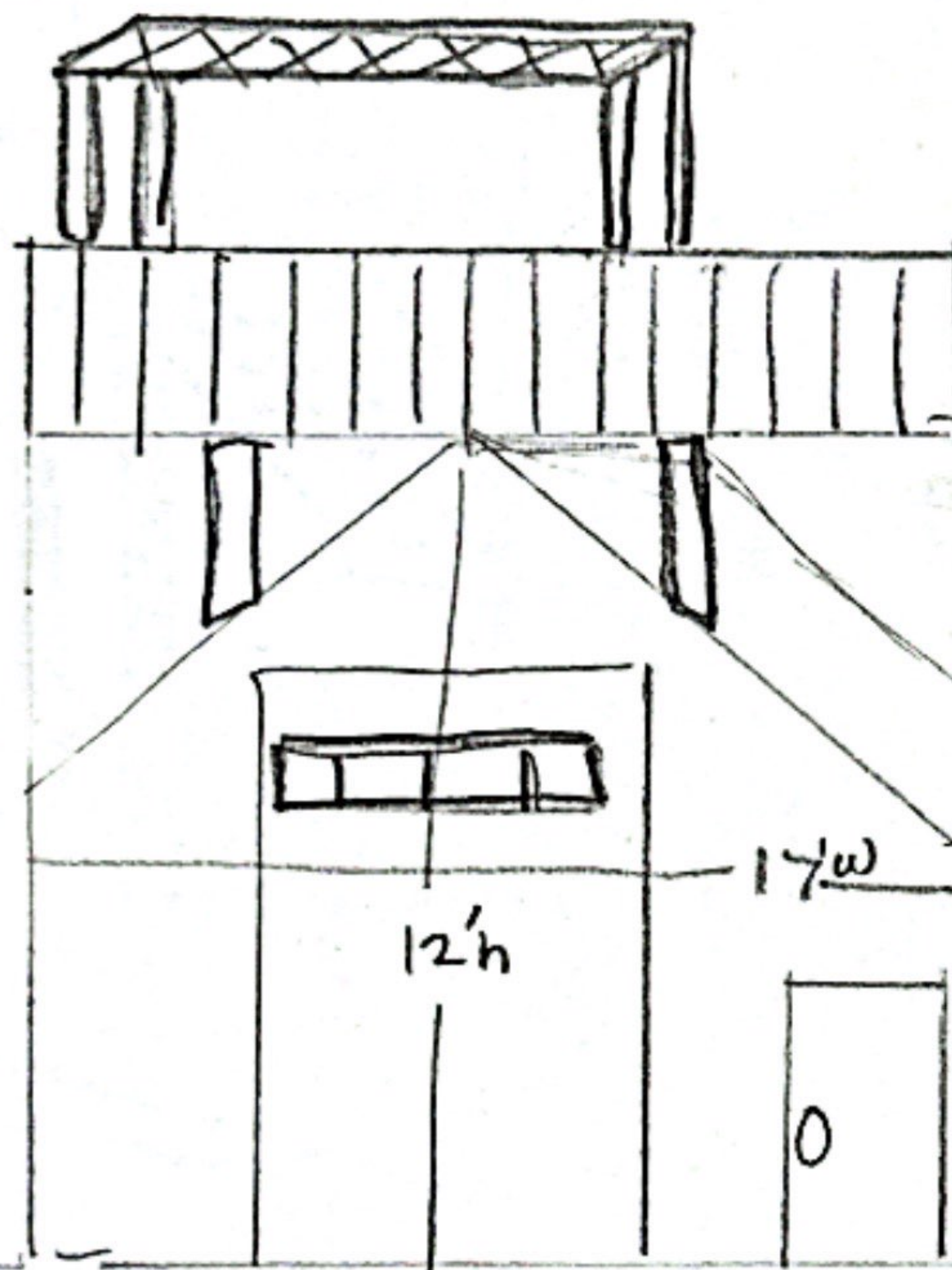
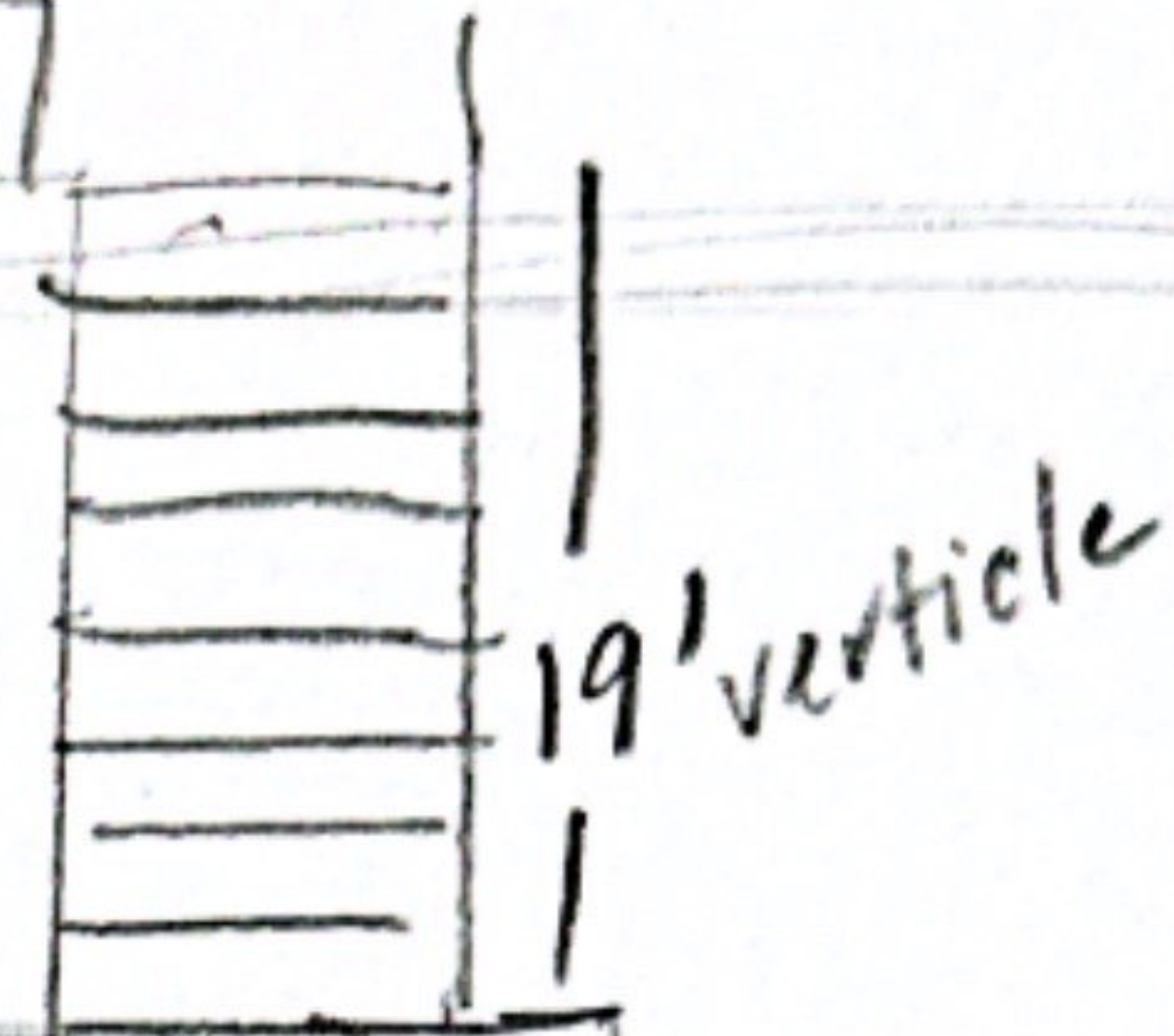
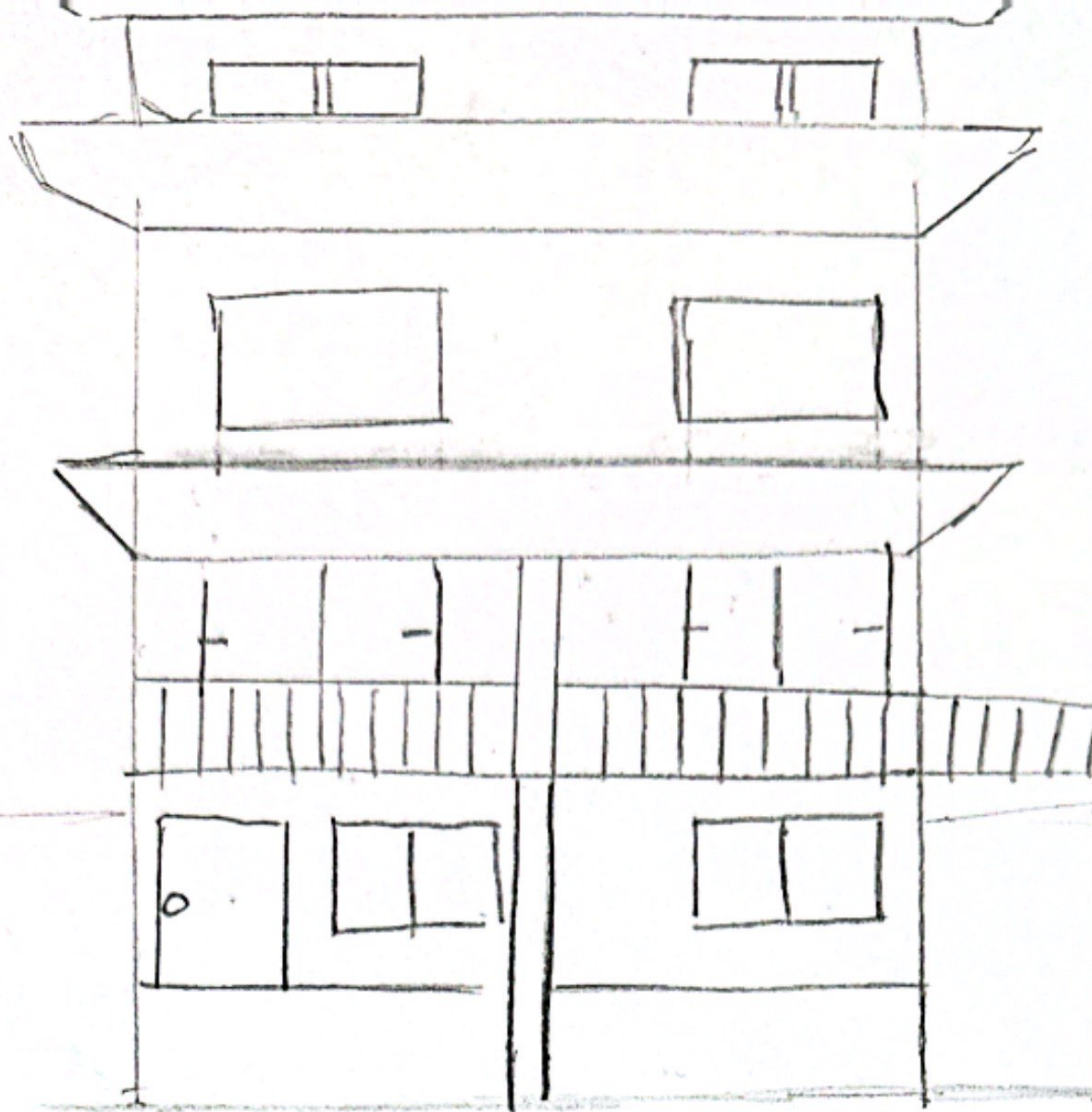
Recreation: <u>fishing and swimming in Cocolalla</u>
Special Areas or Sites: _____
Housing: _____
Community Design: _____
Implementation: ( Not required to complete this element)

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: \_\_\_\_\_

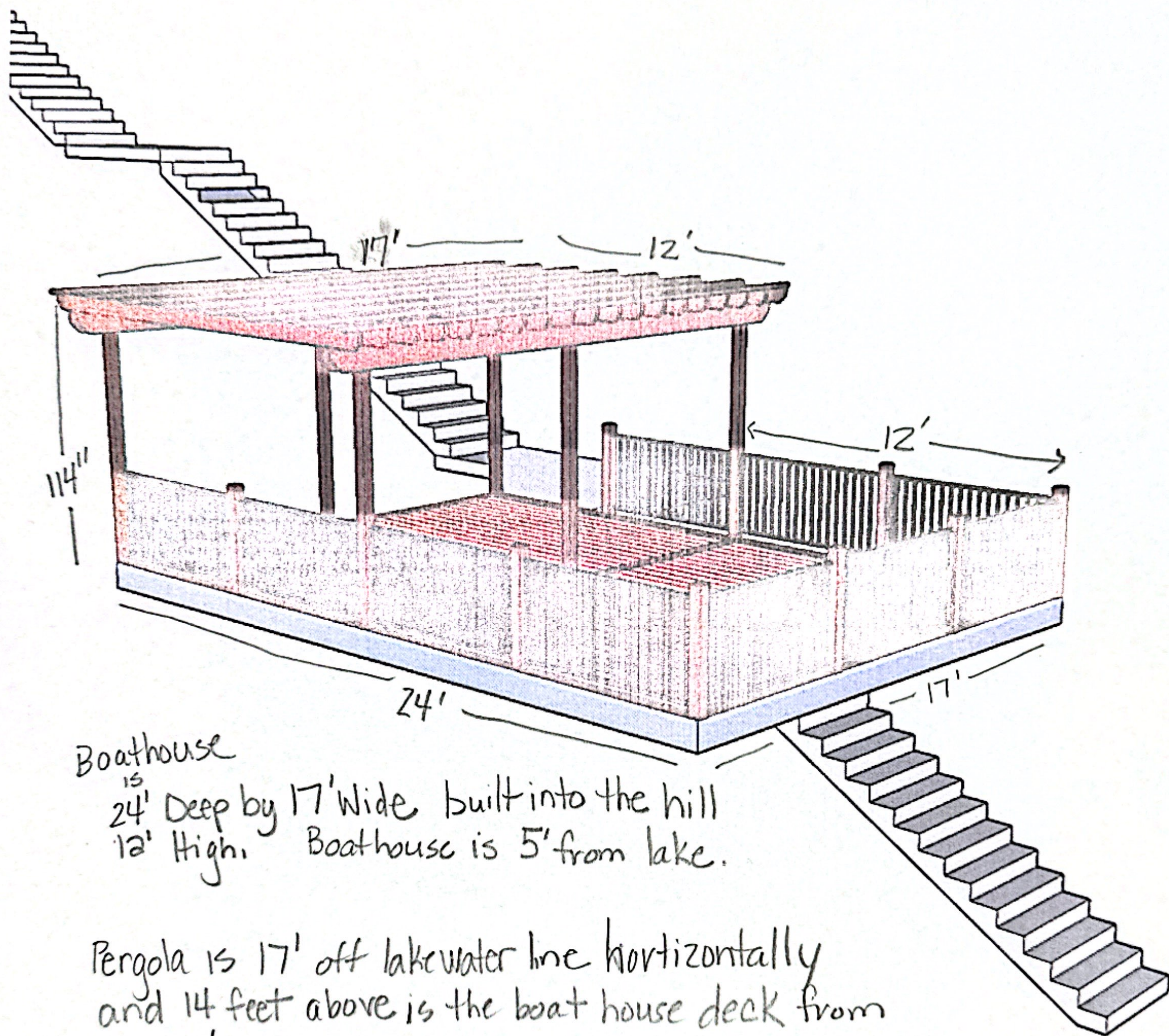
Landowner's signature: \_\_\_\_\_ Date: 3-17-25





— LAKE —





Boathouse

is  
24' Deep by 17' Wide, built into the hill  
12' High. Boathouse is 5' from lake.

Pergola is 17' off lake water line horizontally  
and 14 feet above is the boat house deck from  
ground.