



BONNER COUNTY PLANNING DEPARTMENT

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planning@bonnercountyid.gov (email) www.bonnercountyid.gov (web page)

VARIANCE APPLICATION

FOR OFFICE USE ONLY:

FILE #

RECEIVED:

- ☐ Administrative Variance
☒ Public Hearing Required

3/27/25

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 23' foot setback to allow for the construction of:
(Specify the type of structure and use) 240 Sq Ft. Add on that is within the current 240 sq ft. Deck.
We would be adding the same size of deck past the addition. New lot would be an additional 240 sq.

☐ Other (Please specify) _____
Is the current deck grandfathered in? If so, we would be encroaching another 1' from original. The hc
25' off the canal.

APPLICANT INFORMATION:

Landowner's name: Mark & Turi Hoversten

Mailing address: _____

City: Coolin

State: IDaho

Zip code: 83821

Telephone: _____

Fax: _____

E-mail: _____

REPRESENTATIVE'S INFORMATION:

Representative's name: Quinton Holbrook

Company name: Holbrook Construction

Mailing address: PO Box 609

City: Priest River

State: ID

Zip code: 83856

Telephone: 208-290-4762

Fax: _____

E-mail: liz@holbrookconstruction7b.com

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: .303
Parcel # (s): RP003880000110A			
Legal description: 10-62N-4W SANDPIPER SHORES LOT 11			
Current landowner's name: Mark and Turi Hoversten			
Current zoning: Rural 5		Current use: single family home	
What zoning districts border the project site? Rural 5 (R-5)			
North: R5		East: R5	
South: R5		West: R5	
Comprehensive plan designation:			
Uses of the surrounding land (describe lot sizes, structures, uses): Natural Vegetation			
North:			
South:			
East:			
West:			
Within Area of City Impact?: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, which city?:			
Detailed directions to site: Take Hwy 57 north toward Priest Lake. Turn right at Dickensheet Rd. Turn right in Coolin on Cavanaugh Bay Rd. stay to the right onto Eastshore Rd. Turn Left on Sandpij			

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 homes on the canal side of Sandpiper S* are located within setbacks. This property lot shape has an awkward shape leaving only the current ar

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 homeowner is adding a small addition with a deck which brings the size to an additional 240 sq ft.

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 will not have any impact on public interest. This will be a small addition to an existing home.

ACCESS INFORMATION:

Please check appropriate boxes:

<input type="checkbox"/>	<u>Private Easement</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 and easement width. Include recorded instrument number for existing easements & name, if existing: _____ _____
<input 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>Gravel road not county maintained</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:
Flat and Sandy. slight slope 10' off the canal.

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

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

Springs & wells: The south most corner has a small amount of flood hazard A. Not near proposed construction.

Existing structures (size & use): existing structure is 2124 sq feet with deck. This is a single family home.

Land cover (timber, pastures, etc): Flat and sandy with some bushes and minimal jack pine.

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

Other pertinent information (attach additional pages if needed): _____

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> Coolin Sewer District
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<input type="checkbox"/>	<u>Proposed Community System - List type & proposed ownership:</u> _____ _____
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<input type="checkbox"/>	<u>Individual system - List type:</u> _____
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Explain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details: _____

Water will be supplied by:	
<input checked="" type="checkbox"/>	<u>Existing public or community system</u> - List name of provider: <u>Sandpiper Shores</u>
<input type="checkbox"/>	<u>Proposed Community System</u> – List type & proposed ownership: _____
<input type="checkbox"/>	<u>Individual well:</u> _____
Please explain the water source, capacity, system maintenance plan, storage and delivery system and other details: <u>This is an existing community water supply in Sandpiper Shores.</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>Coolin Cavanaugh Bay Fire District</u>	
Which power company will serve the project site? _____	

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: <u>N/A</u>	
Economic Development: <u>N/A</u>	
Land Use: <u>Rural 5. Single Family Home in an existing HOA</u>	
Natural Resources: <u>N/A</u>	
Hazardous Areas: <u>N/A</u>	
Public Services: <u>N/A</u>	
Transportation: <u>N/A At end of road.</u>	

Recreation: <u>N/A</u>

Special Areas or Sites: <u>N/A</u>

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: _____

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