

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 #

V0014-25

RECEIVED:

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APR 11 2025

Bonner County
Planning Department

- ☐ Administrative Variance
☒ Public Hearing Required

PROJECT DESCRIPTION:

The applicant is requesting a variance from a: Street setback

- ☒ Front yard setback 10' from Bay Drive ☐ Rear yard setback
☐ Side yard setback ☐ Water front setback

The applicant is requesting a 10' foot setback to allow for the construction of:
(Specify the type of structure and use) New attached garage on existing residence.

☐ Other (Please specify) No documented easement or right of way for Bay Drive exists beyond the Eastern property boundary of the subject parcel. As such, the street setback is assumed to be from the North edge of Bay Drive as determined by a survey prepared by a licensed Surveyor

APPLICANT INFORMATION:

Landowner's name: Nick & Kristin Sorani

Mailing address:

City: Rogue River

State: Oregon

Zip code:

Telephone:

Fax:

E-mail:

REPRESENTATIVE'S INFORMATION:

Representative's name: Tom Russell

Company name: Boden Architecture

Mailing address: P.O. Box 9

City: Sandpoint

State: Idaho

Zip code: 83864

Telephone: 208-263-5071

Fax:

E-mail: tom@bodenarchitecture.com

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: 4.5 Acres
Parcel # (s): RP00034001000AA			
Legal description: 33-57N-1W BOTTLE BAY BCH HOME BLK 1 LESS TAX 1 & 2			
Current landowner's name: N & K Sorani Trust			
Current zoning: Recreation		Current use: Single Family Residence	
What zoning districts border the project site? Recreation, Rural 10			
North: Recreation		East: Recreation	
South: Rural 10		West: Recreation	
Comprehensive plan designation: Unknown			
Uses of the surrounding land (describe lot sizes, structures, uses): Single Family Residential, Lake			
North: Lake Pend Oreille			
South: Bare land			
East: Single Family Residence			
West: Single Family Residence			
Within Area of City Impact?: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, which city?:			
Detailed directions to site: From Sandpoint, go south on Hwy 95 across the bridge and approx. 1/2 mile south, Bottle bay road is on the left. Take Bottle Bay Road 8 miles to Bay Drive. Turn Left on Bay Drive, subject parcel is approx 1/2 mile 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 property is transected by Bay drive, effectively separating it into 2 parcels. The applicants site is the only property on Bay Drive that the road runs through, all other property boundaries end at Bay drive. There is an existing home on the property that does not have a garage, residents have to park on the opposite side of Bay Drive and walk across the road and down a full story outside to access the current entrance to the residence. Steep topography between the residence and Bay Drive limits the options for creating an attached Garage. Current access to the front entrance of the house is down stone steps a full story below Bay Drive. This is difficult and hazardous for aging occupants, particularly in the winter and during bad weather. It is worth noting that at least 2 garages in the vicinity on Bay Drive are within the R.O.W. (see photos below), one is ~6-8 feet from the road edge.

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 purchased the home in its current state and location. Bay Drive is as it has existing since the initial plat of the subdivision was created. The conditions requiring the variance request were not created or altered by the applicant, including the entry situations and stone stairs to the front door.

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?* If the variance is granted, it will allow the applicants to park inside or in a driveway adjacent to the residence rather than across the street in an open parking area. By not having to cross Bay Drive to access the residence, public safety for the applicants family and neighbors using Bay drive will be improved. No adjacent proerties will be adversely affected, and in fact it will enhance the character and quality of the neighborhood by removing parked cars from the public view.

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: Bay Drive as it crosses the subject parcel is a gravel road approximately 10' wide
- ☐ 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: _____
- ☐ 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: In general, the site slopes moderately from South to North. Between Bay Drive and Lake Pend Oreille where the existing residence is the slope is approx. 26%. Between Bottle Bay Road and Bay Drive, the site's average slope is approximately 17%

Water courses (lakes, streams, rivers & other bodies of water): No mapped water bodies or streams exist on the subject property

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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>There is a well on the site that serves the existing residence exclusively</u>
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Existing structures (size & use): <u>The subject parcel has an existing single family residence ~2850 SF</u>
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Land cover (timber, pastures, etc): <u>The portion of the site between Bay Drive and Lake Pend Oreille has mature landscaping with trees and some hardscape. The area between Bay Drive and Bottle Bay road has moderately dense tree cover, with a mix of deciduous and evergreen trees</u>
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Are wetlands present on site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Source of information: County GIS map
Other pertinent information (attach additional pages if needed): _____
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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>Bottle Bay Sewer - on site septic tank that discharges to pressure sewer main in Bay Drive</u>
<input type="checkbox"/>	<u>Proposed Community System - List type & proposed ownership:</u> _____
<input type="checkbox"/>	<u>Individual system - List type:</u> _____
Explain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details: _____	
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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: Existing well on site</u> _____
Please explain the water source, capacity, system maintenance plan, storage and delivery system and other details: <u>Individual well, exact capacity unknown. Historically the well capacity has been plenty adequate for residential needs.</u> _____ _____	
Distance (in miles) to the nearest:	
Public/Community Sewer System: <u>on site</u> <input checked="" type="checkbox"/>	Solid Waste Collection Facility: <u>Dufort ~16 mi</u>
Public/Community Water System: <u>unknown</u> <input checked="" type="checkbox"/>	Fire Station: <u>Bottle Bay ~ 1 mi.</u>
Elementary School: <u>Sagle Elementary ~ 11 mi.</u>	Secondary Schools: <u>Sandpoint High ~12 mi.</u>
County Road: <u>~.5 mi</u>	County Road Name: <u>Bottle Bay Rd.</u>
Which fire district will serve the project site? <u>Sagle 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: <u>Approval of the proposed variance would allow the applicant to construct a new attached Garage and allow for improved parking. The property rights of adjacent properties will not be affected</u> _____
Population: <u>No impact</u> _____ _____
School facilities & Transportation: <u>No impact</u> _____ _____
Economic Development: <u>The proposed improvements to the existing residence increase the taxable value of the property and provide construction jobs during the course of construction</u> _____ _____
Land Use: <u>The proposed variance allows the applicant to utilize their property in a manner consistent with other adjacent properties and Bonner County generally</u> _____ _____
Natural Resources: <u>No impact is anticipated to adjacent natural resources</u> _____ _____
Hazardous Areas: <u>No hazardous areas exist or will be created</u> _____ _____
Public Services: <u>No impact on public services</u> _____ _____
Transportation: <u>Transportation in the vicinity of the proposed project or the roads accessing it will not be affected</u> _____

Recreation: No Impact on available recreational amenities

Special Areas or Sites: No special areas or sites exist or will be created

Housing: The proposed variance improves the functionality of an existing residence and increases the likelihood it will be utilized for housing for an extended period of time

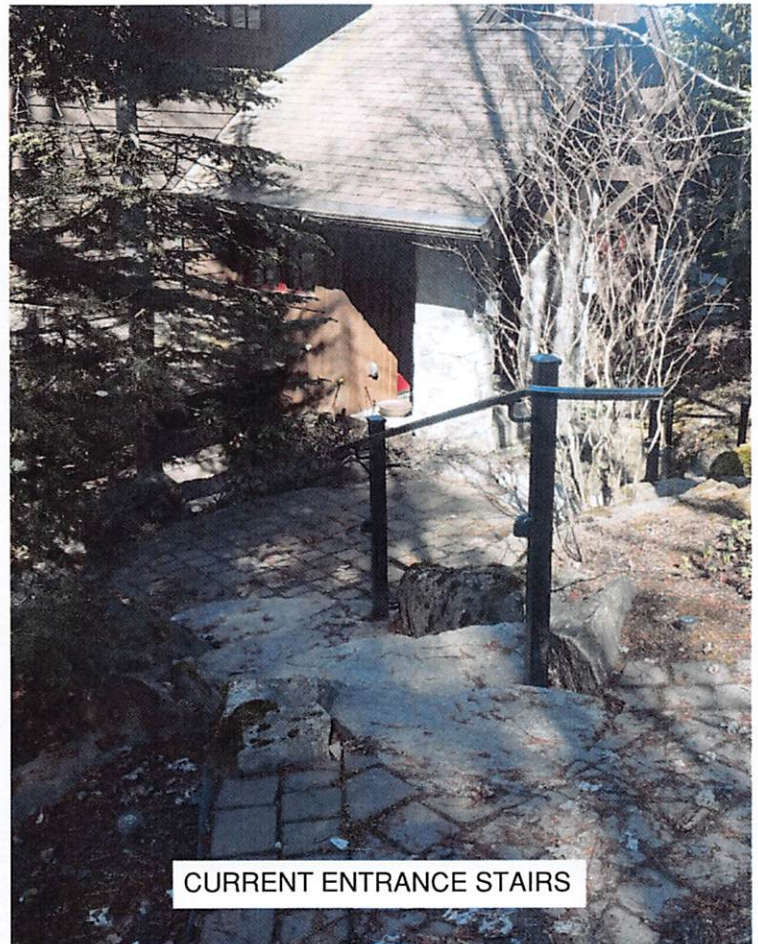
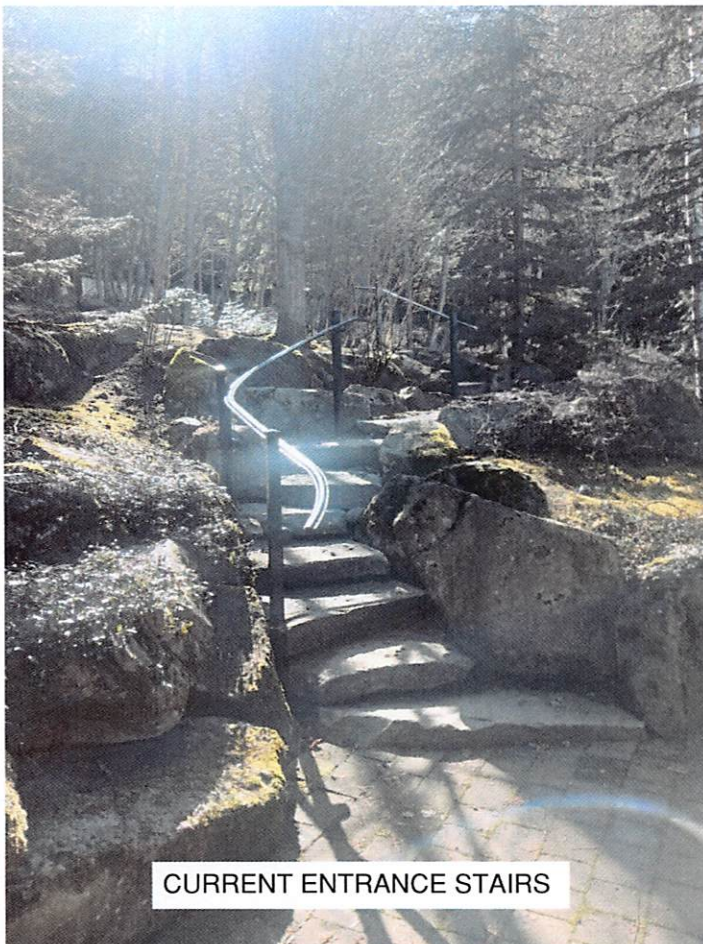
Community Design: The proposed addition to the residence is designed to be coherent with the existing residence and the general character of the neighborhood

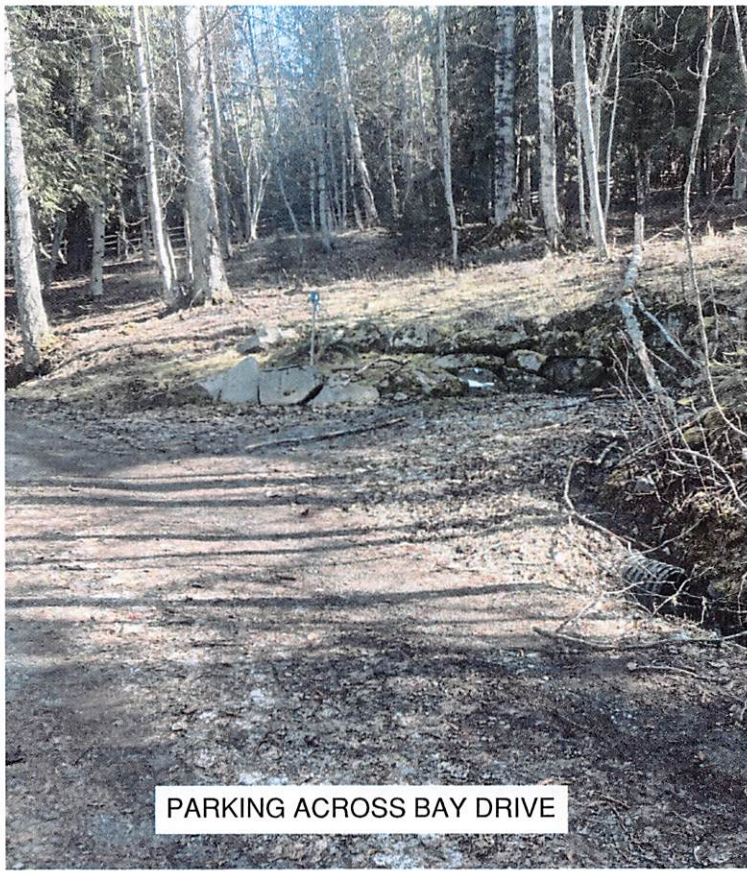
Implementation: (Not required to complete this element)

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.

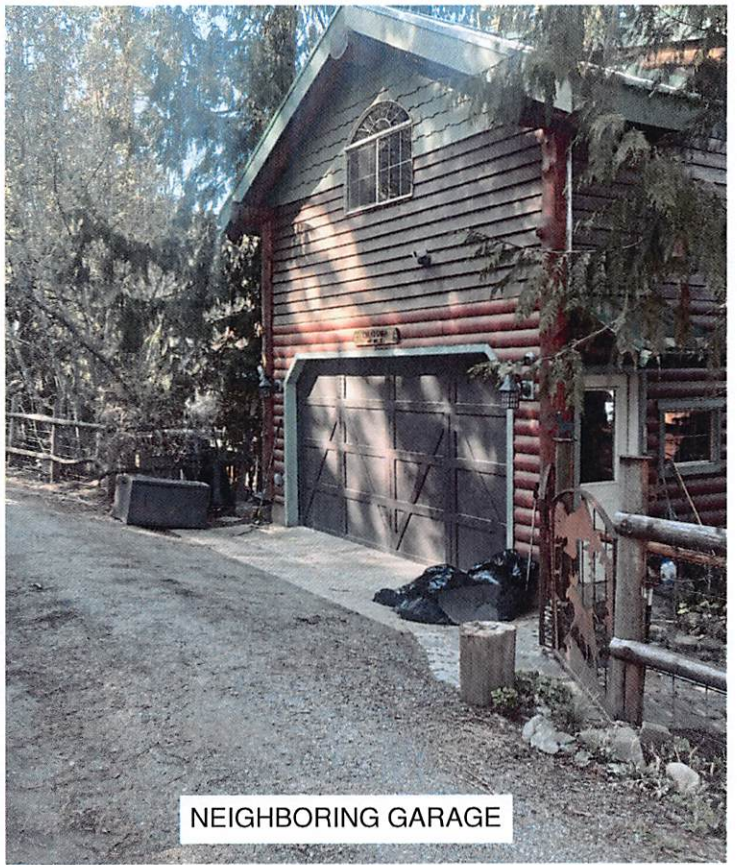
Landowner's signature: Nicholas Sonari Date: 4/08/25

Landowner's signature: Kristin Sonari Date: 4/08/25

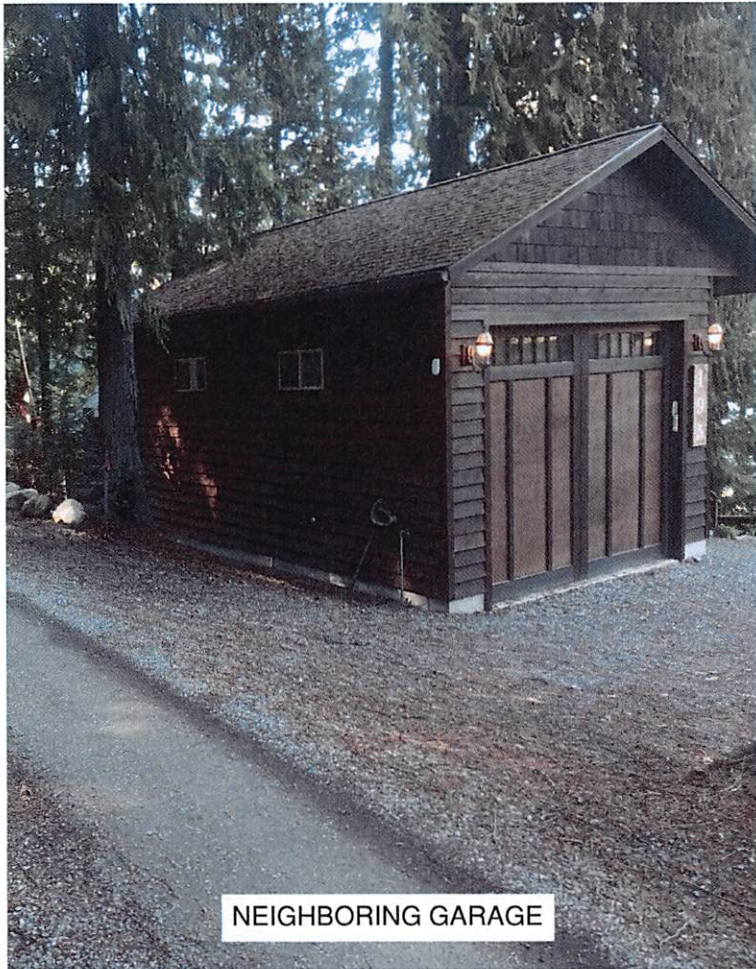




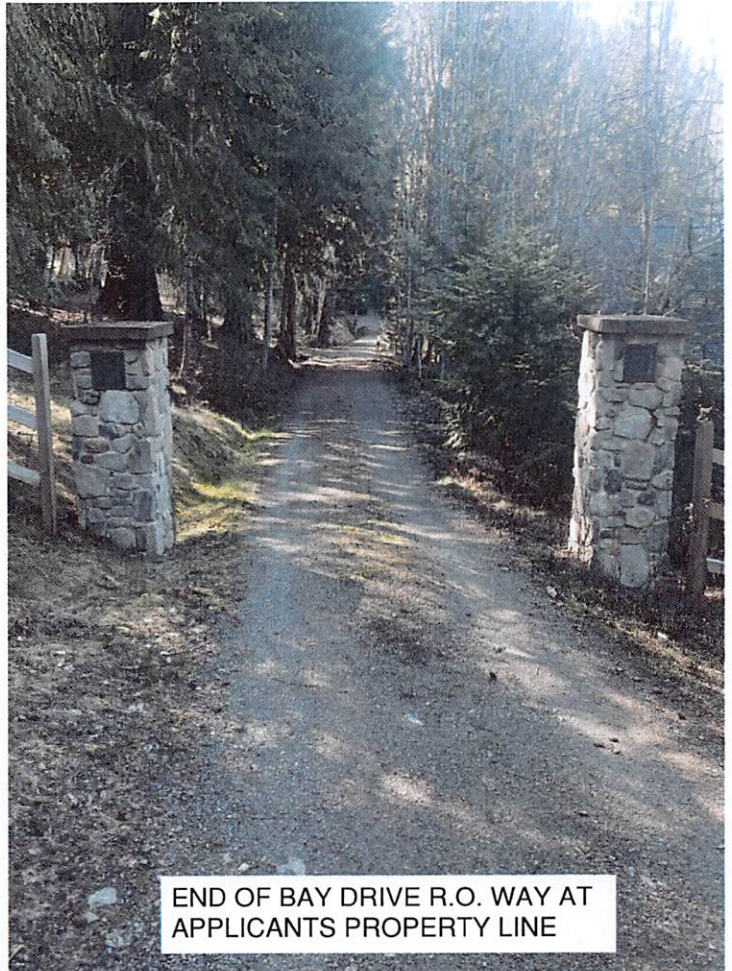
PARKING ACROSS BAY DRIVE



NEIGHBORING GARAGE



NEIGHBORING GARAGE



END OF BAY DRIVE R.O. WAY AT
APPLICANTS PROPERTY LINE