



BONNER COUNTY PLANNING DEPARTMENT

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VARIANCE APPLICATION

FOR OFFICE USE ONLY:

FILE #

RECEIVED:

- ☐ Administrative Variance
☐ Public Hearing Required

PROJECT DESCRIPTION:

The applicant is requesting a variance from a: Structure replacement within existing bulk

☐ Front yard setback

☐ Rear yard setback

☒ Side yard setback

☐ Water front setback

The applicant is requesting a varies foot setback to allow for the construction of:
(Specify the type of structure and use) Replacement of existing single family residence and accessory building within the same footprint(s) but with an increase in height.

☒ Other (Please specify) See narrative explanation and photos on attached additional page

APPLICANT INFORMATION:

Landowner's name: High Trust, Dorette High trustee

Mailing address: 4603 Bottle Bay Road

City: Sagle

State: Idaho

Zip code: 83860

Telephone: 949-874-4724

Fax:

E-mail: dorettehi@aol.com

REPRESENTATIVE'S INFORMATION:

Representative's name: Thomas Russell, Architect

Company name: Boden Architecture

Mailing address: P.O. Box 9

City: Sandpoint

State: Idaho

Zip code: 83864

Telephone: 208-304-7780

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 #: 30	Township: 57N	Range: 1W	Parcel acreage: .397
Parcel # (s): RP57N01W302591A			
Legal description: 30-57N-1W TAX 7			
Current landowner's name: High Trust, Dorette High trustee			
Current zoning: R-10		Current use: Single family residence	
What zoning districts border the project site? R-10 & R-5			
North: R-5		East: Lake Pend Oreille	
South: R-10		West: R-10	
Comprehensive plan designation: Unknown			
Uses of the surrounding land (describe lot sizes, structures, uses): Residences, vacant land			
North: Vacant land			
South: Single Family Residence			
East: Lake Pend Oreille			
West: Vacant land			
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 4.6 miles to subject property of the left (east) side of the road.			

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. Several constraints on the subject property limit the options for accommodating a structure. The only buildable portion of the site lies between Lake Pend Oreille and Bottle Bay road. A portion of the property is to the West of Bottle Bay road, but it is excessively steep and would not be suitable to accommodate a structure.*

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 has owned the property since 1997 and has made no changes to the site that would further limit its development potential*

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 not create any further impact to the public interest than what currently exists. No expansion of the building footprint is proposed, and the additional building height this variance is seeking will have no impact on any other properties' views of Lake Pend Oreille or sight-lines along Bottle Bay road.

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: Bottle Bay road is paved with Asphalt and is ~20' wide with a 50' wide Public Right of way

☐ 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: The subject parcel slopes for it entirety from East to West. The portion of the property between Bottle Bay Road and Lake Pend Oreille slopes at approx. 12%, on the West side of Bottle Bay road there is a relatively flat parking area ~20' deep, then the topography becomes very steep and becomes cliffs/ rock outcroppings at the Western extent of the parcel

Water courses (lakes, streams, rivers & other bodies of water): Lake Pend Oreille forms the Eastern boundary of the subject property.

Is site within a floodplain? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Firm Panel #: _____	Map designation: <u>AE</u>
Springs & wells: <u>No Springs or wells exist on the site.</u>		
Existing structures (size & use): <u>There are 2 existing structures on the property, a 990 SF single family residence and a ~240 SF shed</u>		
Land cover (timber, pastures, etc): <u>The portion of the property between Bottle Bay Road and Lake Pend Oreille is primarily mature natural Landscaping with a few trees. With the exception of a gravel parking area directly adjacent to Bottle Bay road, the western portion of the property is forested with mature evergreen and deciduous trees</u>		
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): <u>A new septic system was recently installed (12/2023)</u>		

SERVICES:

<input type="checkbox"/>	<p>Sewage disposal will be provided by:</p> <p><u>Existing Community System - List name of sewer district or provider and type of system:</u></p> <p>_____</p> <p>_____</p>
<input type="checkbox"/>	<p><u>Proposed Community System - List type & proposed ownership:</u></p> <p>_____</p> <p>_____</p>
<input checked="" type="checkbox"/>	<p><u>Individual system - List type: Septic system - Storage tank w/ drainfield</u></p> <p>Explain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details: See attached Septic system permit</p> <p>_____</p> <p>_____</p>

Water will be supplied by:	
<input type="checkbox"/>	Existing public or community system - List name of provider: _____
<input type="checkbox"/>	Proposed Community System – List type & proposed ownership: _____
<input type="checkbox"/>	Individual well: _____
Please explain the water source, capacity, system maintenance plan, storage and delivery system and other details: <u>The existing residence's water supply comes from the lake. It is pumped into the home and run through a filtration system.</u>	
Distance (in miles) to the nearest:	
Public/Community Sewer System: unknown <input checked="" type="checkbox"/>	Solid Waste Collection Facility: Dufort ~ 10mi.
Public/Community Water System: unknown <input checked="" type="checkbox"/>	Fire Station: Sagle Fire staion ~4 mi.
Elementary School: Sagle Elementary ~6 mi.	Secondary Schools: Sandpoint High ~8 mi.
County Road: Adjacent	County Road Name: Bottle Bay Rd.
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: Approval of the proposed variance would allow the applicant to construct a new home in the existing building footprint. The existing home has exceeded its useful life. Strict adherence to new zoning provisions/ setbacks would render the site essentially unbuildable	
Population: <u>No further impact from what currently exists on the property</u>	
School facilities & Transportation: <u>No further impact from what currently exists on the property</u>	
Economic Development: <u>The proposed replacement home would increase the taxable value of the property and provide construction jobs during the course of construction</u>	
Land Use: <u>No further impact from what currently exists on the property</u>	
Natural Resources: <u>No further impact from what currently exists on the property. No development beyond the existing footprint is proposed</u>	
Hazardous Areas: <u>The proposed replacment to the existing home would not create any hazardous conditions</u>	
Public Services: <u>No further impact from what currently exists on the property</u>	
Transportation: <u>No further impact from what currently exists on the property</u>	

Recreation: <u>No further impact from what currently exists on the property</u>
Special Areas or Sites: <u>No special areas exist on the subject property</u>
Housing: <u>The proposed variance would allow an existing residential property to continue being utilized as a home for the applicant</u>
Community Design: <u>The proposed variance would allow an existing residential structure that is obsolete to be replaced with a newer, safer, more efficient and attractive home</u>
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: 04/10/2025

Landowner's signature: _____ Date: _____