



BONNER COUNTY PLANNING DEPARTMENT

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VARIANCE APPLICATION

FOR OFFICE USE ONLY:

FILE #

V0017-25

RECEIVED:

- ☐ Administrative Variance
☒ Public Hearing Required

PROJECT DESCRIPTION:

The applicant is requesting a variance from a:

- ☐ Front yard setback ☐ Rear yard setback
☒ Side yard setback 3 inch ☐ Water front setback

The applicant is requesting a _____ foot setback to allow for the construction of:
(Specify the type of structure and use) Deck in current use.

☐ Other (Please specify) _____

APPLICANT INFORMATION:

Landowner's name: Pegi Glenn

Mailing address: _____

City: Priest Lake

State: ID

Zip code: 83856

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 #: 6	Township: 59N	Range: 4W	Parcel acreage: 0.5
Parcel # (s): RP59N04W067303A			
Legal description: 6-59N-4W TAX 32 Flat			
Current landowner's name: Pegi Glenn			
Current zoning: Resort Comm 0-2.5 acres		Current use: Single Family with ADU	
What zoning districts border the project site? Resort Comm and Ag/Forest Land			
North:		East:	
South:		West:	
Comprehensive plan designation:			
Uses of the surrounding land (describe lot sizes, structures, uses): Single Family Homes			
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: From Hwy 57 turn Right on Outlet Bay Rd., Right on Turtle Bay Rd. The shop/ADU is at the end of the road and sits next to Outlet Bay Rd. (Driveway not yet made to this structure.)			

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.* Every neighbor in this neighborhood is encroaching on another. Homeowner did not know about the variance / setback issues with the deck. Holbrook Construction is assisting in this variance so we can pass final inspection at home to complete our job.

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?* Homeowner had a handyman upgrade her garage. She realizes she was in the wrong. When she needs to rebuild, it will be to code. Hoping for a variance to get occupancy for her home.

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?*

This structure was built previous to the home on 300 Outlet Bay Rd. (Same Parcel), The deck is in the setback. Neighbors have written acceptance of this. There is no public conflict. The structure was homeowners dwelling for years prior to the new home build at 300 Outlet Bay Rd.

In the future, if deck needs to be rebuilt, property owner will abide by rules of setbacks.

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: _____

☒ 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: Gravel road.

Off of Outlet Bay rd. turn right onto Turtle Bay road. Structure is at the end, 296 Outlet Bay Rd.

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:

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

N/A

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

Springs & wells: Community Well

Existing structures (size & use): Garage/ADU (for this variance. Was built by another person. as a garage. deck is in the setback.) Builder for home at 300 Outlet Bay rd, assisting homeowner for variance and permit for garage to be an ADU with variance for the deck in setback. Homeowner has agreement letters from neighbors.

Land cover (timber, pastures, etc): _____

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

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

SERVICES:

Sewage disposal will be provided by:

☒ Existing Community System - List name of sewer district or provider and type of system:

☐ 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: _____

Water will be supplied by:

☒ Existing public or community system - List name of provider: Outlet Bay Water & Sewer

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

☐ Individual well: _____

Please explain the water source, capacity, system maintenance plan, storage and delivery system and other details: _____

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? _____

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: _____

Economic Development: _____

Land Use: _____

Natural Resources: _____

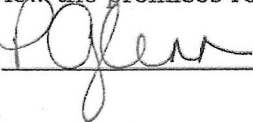
Hazardous Areas: _____

Public Services: _____

Transportation: _____

Recreation: _____
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: 3/11/25

Landowner's signature: _____ Date: _____