



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 #

V0020-25

RECEIVED:

05/05/2025

- ☐ 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 10 foot setback to allow for the construction of:
(Specify the type of structure and use) Single Family Residence for summer vacation use.

- ☒ Other (Please specify) 2 variances are requested .. 10 feet from front property line
28 foot setback from 2nd level deck from low quality wetlands per report and 36 feet from creek
33 foot setback from house on ground level to creek/wetland

APPLICANT INFORMATION:

Landowner's name [REDACTED]

Mailing address: [REDACTED]

City: Spokane

State: WA

Zip code: 99208

Telephone: [REDACTED]

Fax:

E-mail: [REDACTED]

REPRESENTATIVE'S INFORMATION:

Representative's name:

Company name:

Mailing address:

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:

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☐ 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) Single Family Residence for summer vacation use.

- ☒ Other (Please specify) 2 additional variances needed -
Impervious lot coverage above 35% but no greater than 40%
30 foot creek/wetland setback from SFR - 25 foot low-quality wetland setback to 2nd level deck

APPLICANT INFORMATION:

Landowner's name:

Mailing address:

City: Spokane

State: WA

Zip code: 99208

Telephone:

Fax:

E-mail:

REPRESENTATIVE'S INFORMATION:

Representative's name:

Company name:

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ADDITIONAL APPLICANT/REPRESENTATIVE INFORMATION:

Name/Relationship to project:

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City:

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Fax:

E-mail:

PARCEL INFORMATION:

Section #: 12	Township: 60N	Range: R5W	Parcel acreage: .09
Parcel # (s): RP000020010020A			
Legal description: Lot 2 of Adam's Tracts, according to the plat thereof recorded in Book 2 of Plats Page 44, records of Bonner County, Idaho			
Current landowner's name: Brian Myers			
Current zoning: Recreation		Current use: Resort Community	
What zoning districts border the project site?			
North: Recreation		East: Recreation	
South: Recreation		West: Recreation	
Comprehensive plan designation: Recreational Community			
Uses of the surrounding land (describe lot sizes, structures, uses):			
North: Similar			
South: Similar			
East: Similar			
West: Similar			
Within Area of City Impact?: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, which city?:			
Detailed directions to site: Highway 57 N to Kalispell Bay Road, Turn right and drive for 1.5 miles to Old Schneider Road. Turn right and drive for 200 ft. Lot is 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 current site has existing measurements that do not allow to meet requirements for setbacks on front and rear of property. The property is only 77 feet long at it furthest measurements and thus not meeting the typical setback requirements of 25 feet from property line on roadway side and 75 foot setback from Kalispell Creek*

All other properties in this sub-division have/had variances to build or we built prior to variances being required.

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? When the parcel was surveyed and established in 1958, the setback requirements at that time likely didn't exist, thus creating a site today that is "unbuildable".*

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 the variance would not conflict with any public interests in my opinion. The surrounding homes are all in a similar manner of variance from standard setbacks. The proposed variance will not result in a obstructions of public access or any kind of safety hazards. No adverse affects to any adjoining properties.

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: Old Schneider Road is a county maintained road composed of gravel and dirt and partially paved.
- ☐ 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: Lot is level and no slope and approximately 5 feet above Kalispell Creek.

Water courses (lakes, streams, rivers & other bodies of water):
Lot is positioned adjacent to Kalipsell Creek and approximately 1000 ft from Priest Lake

<hr/> <hr/> <hr/>		
Is site within a floodplain? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Firm Panel #: _____	Map designation: _____
Springs & wells: <u>Current existing shared well between Lot 2 and Lot 3</u> <hr/> <hr/> <hr/> <hr/>		
Existing structures (size & use): <u>Shed - 7x10 for yard tools. This will be removed.</u> <hr/> <hr/> <hr/> <hr/>		
Land cover (timber, pastures, etc): <u>Grass and trees, shrubs</u> <hr/> <hr/> <hr/> <hr/>		
Are wetlands present on site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Source of information: <u>Wetland Report</u>		
Other pertinent information (attach additional pages if needed): <u>See Wetland Deliniation report attached.</u> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>		

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>Kalispell Bay Sewer District</u> <hr/>
<input type="checkbox"/>	<u>Proposed Community System – List type & proposed ownership:</u> _____ <hr/>
<input type="checkbox"/>	<u>Individual system – List type:</u> _____ <hr/>
Explain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details: <u>1500 gallon Septic tank will need replaced and hooked up to high pressure sewer system per KBSD</u> <hr/>	

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</u> _____ _____
Please explain the water source, capacity, system maintenance plan, storage and delivery system and other details: <u>Unknown at this time .. testing to be completed for upgrades to existing well.</u> _____ _____ _____	
Distance (in miles) to the nearest:	
Public/Community Sewer System: .1 Mile	Solid Waste Collection Facility: 12.3 Miles
Public/Community Water System: N/A	Fire Station: 2.7 Miles
Elementary School: 5.2 Miles	Secondary Schools: 5.2 Miles
County Road: .1 Mile	County Road Name: Old Schneider Road
Which fire district will serve the project site? <u>West Priest Lake Fire</u>	
Which power company will serve the project site? <u>Northern Lights</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: _____ _____ _____	
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: Brian Myers Digitally signed by Brian Myers
Date: 2019.05.08 11:52:16 -0700 Date: _____

Landowner's signature: Brian Myers Digitally signed by Brian Myers
Date: 2019.05.08 11:52:17 -0700 Date: _____