



# BONNER COUNTY PLANNING DEPARTMENT

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## VARIANCE APPLICATION

### FOR OFFICE USE ONLY:

FILE #

RECEIVED:

September 8, 2025

Public Hearing Required: Yes ☒ No ☐

### PROJECT DESCRIPTION:

The applicant is requesting a variance from a (*request will be actual measurement, i.e. a structure is measured at 20 feet from the property line, the request will be 20 feet, where 25 feet is required*):

☐ Street Setback (\_\_\_ feet)

☐ Shoreline Setback (\_\_\_ feet)

☐ Property Line Setback (<sup>0.25</sup>\_\_\_ feet)

☐ Bulk Increase (Volume) (\_\_\_ % increase)

☐ Lot and/or Impervious Surface Coverage (\_\_\_%)

☐ Lot/Parcel Size Minimum (\_\_\_ acres)

☐ Depth to Width Ratio (\_\_\_ :1)

☐ Other: \_\_\_\_\_

### APPLICANT INFORMATION:

Landowner's name: Stenberg, Susan K and Steven M

Mailing address: \_\_\_\_\_

City: Mercer Island

State: WA

Zip code: \_\_\_\_\_

Telephone: \_\_\_\_\_

Fax: \_\_\_\_\_

E-mail: \_\_\_\_\_

### REPRESENTATIVE'S INFORMATION:

Representative's name: Same as above

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: \_\_\_\_\_

Fax: \_\_\_\_\_

E-mail: \_\_\_\_\_



**PARCEL INFORMATION:**

Section #: 09	Township: 61N	Range: 4W	Parcel acreage: 0.187
Parcel # (s): RP00087000023D			
Legal description: 9-61N-4W Diamond Park S 50FT OF LOT 23			
Current landowner's name: Susan K. Stenberg and Steven M. Stenberg			
Current zoning: Rural 5		Current use: Residential home	
What zoning districts border the project site?			
North: Rural 5		East: Rural 5	
South: Rural 5		West: Priest Lake	
Comprehensive plan designation: Rural Residential			
Uses of the surrounding land (describe lot sizes, structures, uses):			
North: Kuhn (Huckleberry Haven LLC) property and cabin, 0.149 acres			
South: Burke property and cabin, 0.27 acres			
East: S. Diamond Park Rd. and greenbelt			
West: Priest Lake			
Within Area of City Impact?: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
If yes, which city?:			

**NARRATIVE STATEMENT****(ADDITIONAL DOCUMENTATION MAY BE SUBMITTED FOR NARRATIVE STATEMENT, IF NECESSARY):**

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 primary reason it is not possible to comply with the Bonner County 5' property line setback standard is because construction was completed before it became known that there were any issues. It was our understanding that we were in compliance with the setback requirement until two unexpected discoveries were made in May and June 2025. During planning, we relied on a topographical survey that ultimately did not align with the same firm's boundary survey. This discrepancy led to a misunderstanding as to the exact location of the property line and setback area. The inconsistency between the surveys we believe was a technical issue outside the applicant's control and directly contributed to the current property line setback shortfall. Separately, during construction and without our knowledge, our builder made a small adjustment to the foundation placement compared to the original site plan. This adjustment combined with the survey discrepancy caused the SE corner of the structure and a few bump-outs on the south side of the structure to violate the 5-foot setback requirement. Please refer to our cover letter for additional details.

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?*

We do not believe that any special conditions or circumstances result from the actions of the applicant. Our neighbor to the south has expressed concerns about run-off from the roofline and bump-out shed roofs potentially causing erosion and other damage to their property. But we feel it is important to point out that the nature of the land where this might occur is mostly weed and brush with a few small trees, and not in close proximity to the neighbors cabin or driveway. We have also offered to pay for landscaping along our mutual property line or install a nicely landscaped rock bed in order to redirect any runoff that may occur onto our property. We installed gutters on the south side as well this summer in part after learning about our neighbor's concerns about potential damage to their land from water cascading off the roof. We have also been informed by the HVAC installers that removing the protective roofs over the equipment is not only a bad idea but will also immediately void the HVAC system warranties.

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?*



We do not believe granting the variance will be in conflict with the public interest or injurious to properties or improvements in the vicinity of our structure. There is no public access concern or any safety hazard and the proposed variance will not result in blocking any views. We don't believe there are any material concerns about noise, light glare, odor, fumes or vibration. The generator is noisy when it runs, but it only runs when there is a power outage. Those instances are relatively infrequent and many neighbors around the Lake have similar generators for the same reason. Ironically, we actually chose to locate this equipment on the south side of the structure in order to keep the septic tank and related risers (we have three septic-related risers that span most of the north side of the structure) on the other side away from this neighbor due to odor concerns. If workers are required on the property to perform maintenance on the HVAC equipment, generator or gutters, we will do our best to schedule that work when our neighbors are not at their cabin.

#### ACCESS INFORMATION:

Please check appropriate boxes:

☐

Private Easement

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

Describe travel surface (e.g., gravel, dirt, paved, etc.), travel way width, road grade right-of-way width and name, if existing:

S. Diamond Park Rd. is a gravel/dirt road with easy access to our driveway. The road is estimated to be 12' to 15' feet wide.

☐

Combination of Public Road/Private Easement

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:  
Our structure is located on a hillside that slopes down to the Lake with an estimated maximum slope of 20 to 25 degrees. There are a number of trees located throughout the property.

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

Priest Lake is on the west side of our structure and represents the only water course on or near the property.

Is site within a floodplain? ☐ Yes ☒ No

Firm Panel #: \_\_\_\_\_

Map designation: \_\_\_\_\_

Springs & wells: None noted

Existing structures (size & use):

Our recently completed residential home/cabin is the only structure on the property and it measures approximately 32' (south to north) X 45' (east to west).

Land cover (timber, pastures, etc):

Most of the land is dirt and gravel with a number of trees scattered throughout the property.

Are wetlands present on site? ☐ Yes ☒ No

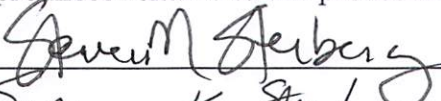
Source of information: \_\_\_\_\_

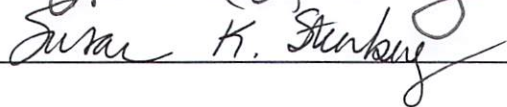
Other pertinent information (attach additional pages if needed):

Please see attached cover letter and other documents referenced in the cover letter.

One of the attached documents is a timeline describing the chronology of our project. We have met in person with our neighbor and continue to have a healthy dialogue over email in an effort to address all of their concerns. We have made a couple offers to address the setback concerns via property transactions but both offers have been declined. The first offer was to purchase two to three feet of their existing lot but this was turned down on the basis that they didn't have any interest in giving up any of their land (understandably). The second offer was for us to swap two to three feet of our waterfront footage in exchange for the same amount of footage at the road, resulting in a change in angling of the south property line in order to lessen the setback variance. This would obviously be subject to Bonner County approval but it was also declined by the Burkes.

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: 9/5/2025

Landowner's signature:  Date: 9/5/2025