

September 5, 2025

Bonner County Planning Department

1500 Highway 2, Suite 208

Sandpoint, ID 83864

To Whom It May Concern:

This is intended to serve as a cover letter to our application for a property line setback variance on our property located at 92 S. Diamond Park Road in Coolin, Idaho. We thought it might be helpful to provide some additional background information that might otherwise be missed in the application form and related attachments. The Hunter family (subject property now owned by Susan (Hunter) and Steven Stenberg)) and Burke family have been neighbors on the same parcels of land at Priest Lake for over 50 years. In late 2022 Ray and Carolyn Hunter transferred their property to their daughter Susan ("Susie") and her husband Steve (me 😊). The Hunter cabin located on the subject property at the time had been standing for about 50 years and was ready for a refresh or replacement. Susie and I initiated the process to replace the old cabin in the spring 2021 by hiring an architect who commissioned a site survey performed in the fall of 2021 by Glahe & Associates. As novices to the construction process, we placed a considerable amount of faith in our architect and builder to guide us through the process. We hired a local Priest Lake builder, Northlake Builders, as our general contractor. We liked the fact that the owners, David and Pamela Watts, reside at Priest Lake year-round and assumed they would be familiar with all the local building rules and requirements.

Our property parcel measures 50' wide at the water and 50' wide at the road. Like most parcels in the area, it's not a perfect rectangle so the width varies slightly as you move west to east or vice versa. Our plan was to build a 32' wide structure in order to ensure that we would not have any trouble complying with the required 5' property line setback requirement on either side of the structure. After securing the necessary building permits, etc., the foundation was poured in December 2023. The cabin was framed, roofed and sided in 2024 and the interior work completed in the spring of 2025.

In May of 2025, our neighbor to the south, the Burkes, provided us with a boundary survey they had commissioned on their own due to concerns about the location of our new structure and particularly a few bump-outs (window well, HVAC equipment and generator)

relative to the property line. As a result of their survey, we made two very unexpected discoveries:

- (1) The survey prepared by Glahe & Associates in 2021 was “only” a topographical survey and apparently did not accurately reflect the south property line (even though the instructions provided to Glahe in 2021 clearly stated that “property lines” were expected from the survey – see Exhibit E). We engaged Glahe to conduct a boundary survey in May/June 2025 and the outcome of this survey shifted the SE property corner by approximately two feet to the north from what was depicted on the topo survey. And
- (2) Our builder had unfortunately not adhered to the approved site plan when pouring the foundation and the expectation that the south side of the structure would be parallel to the property line was not achieved. The ATS survey recorded with Bonner County illustrates the incorrect angling of the foundation. This slight discrepancy in the angle of the foundation shifted the SE corner of the structure another foot or two closer to the property line.

The net result of these two discoveries is that the SE corner of our foundation is less than five feet from the property line and three bump-outs on the south side (a window well, HVAC equipment and a generator) are a few inches over the property line. Our request with the setback variance application is to move all of these back by about a foot or so in order to eliminate any breach of the property line but we don't have the ability to move them back far enough to achieve the 5' setback standard due to the location of the foundation. Our plan is to ensure they are at least three inches away from the property line. Due to the expense of making these changes, our setback variance application is being submitted in advance of doing this work. Through meetings with our contractor and subcontractors over the past couple of weeks, we learned that it would be very complicated and costly to move the HVAC equipment and generator to any locations other than the south side of our structure. Our septic tank, and three related septic risers, occupy most of the north side of our structure.

We've included a few photos as part of the attachments to our setback variance application and think it's important to point out that the neighboring land to the south of the setback request area is undeveloped (mostly small trees, weeds and brush) and not close to the neighbor's cabin structure. Approving this setback variance should have no impact on the neighbor's ability to enjoy their cabin to the fullest extent.

Documents included in our submission in addition to the variance application include the following:

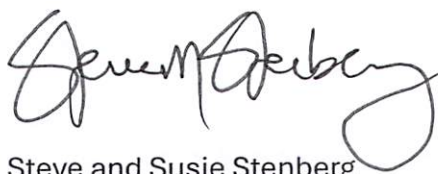


- A. Site plan
- B. Vicinity map
- C. Bonner County deed showing interest in title
- D. Project timeline
- E. Survey instructions provided to Glahe by our architects
- F. Initial site survey conducted by Glahe (the "topo")
- G. Initial Permit Inspection History Report issued 10-11-2023
- H. Letter from neighbor to the south (Burkes) received on 5-6-25
- I. ATS boundary survey commissioned by our neighbors
- J. Glahe boundary survey commissioned by us in May 2025 after receiving the ATS survey, overlaid on the 2021 Glahe topo survey
- K. Letter from our neighbors provided on 8/16/25 outlining their expectations/demands
- L. Photos of South Property Line Bump-Outs to be Moved Back
- M. Photo showing the shift in distance of the property line SE corner from the Glahe topo survey to the Glahe boundary survey
- N. Letters of Support from other nearby neighbors

Thank you in advance for your time and consideration of our request for a setback variance. Never in a million years would we have intentionally built anything too close to the property line on any side of our property. Despite our neighbor's claim that we were negligent, I hope you can see on the contrary we were diligent and doing our best to comply with the Bonner County requirements every step along the way. Exhibit G, while not discussed earlier in this letter, is included to provide another example of support for our belief that the property line had been appropriately identified and staked out as expected prior to pouring the foundation.

If our setback variance application is approved, it is our plan to work with our builder and related subcontractors to move the HVAC equipment and porch/roof along with the generator far enough to the north to comply with the approved setback. As of the date of this letter, the window well has already been re-shaped and moved back.

Sincerely,



Steve and Susie Stenberg

