



# BONNER COUNTY PLANNING DEPARTMENT

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## VARIANCE APPLICATION

### FOR OFFICE USE ONLY:

FILE #

V0029-25

RECEIVED:

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):

<input checked="" type="checkbox"/> Street Setback (____ feet)	<input type="checkbox"/> Shoreline Setback (____ feet)
<input type="checkbox"/> Property Line Setback (____ feet)	<input type="checkbox"/> Bulk Increase (Volume) (____ % increase)
<input type="checkbox"/> Lot and/or Impervious Surface Coverage (____ %)	<input type="checkbox"/> Lot/Parcel Size Minimum (____ acres)
<input type="checkbox"/> Depth to Width Ratio (____ :1)	<input type="checkbox"/> Other: _____

### APPLICANT INFORMATION:

Landowner's name: Robert Hensley & Bethany Hensley

Mailing address: [REDACTED]

City: Ponderay

State: Idaho

Zip code: 83852

Telephone: [REDACTED]

Fax: [REDACTED]

E-mail: [REDACTED]

### REPRESENTATIVE'S INFORMATION:

Representative's name: Reid Weber

Company name: North Root Architecture

Mailing address: 412 Pine Street

City: Sandpoint

State: Idaho

Zip code: 83864

Telephone: 208-255-8041

Fax: [REDACTED]

E-mail: [reid@northrootarchitecture.com](mailto:reid@northrootarchitecture.com)

### ADDITIONAL APPLICANT/REPRESENTATIVE INFORMATION:

Name/Relationship to project:

Company Name:

Mailing Address:

City:

State:

Zip Code:

Telephone:

Fax: [REDACTED]

E-mail:

**PARCEL INFORMATION:**

Section #: 36	Township: 58N	Range: 1!	Parcel acreage: .92 acres
Parcel # (s): RP044020018AA	<b>RP04402001018AA</b>		
Legal description: Block 1, Lot 18, First Addition to Hidden Lakes			

Current landowner's name: Robert Hensley & Bethany Hensley			
Current zoning: Recreational	Current use: Residential		
What zoning districts border the project site?			
North: Recreational	East: Recreational		
South: Recreational	West: Recreational		
Comprehensive plan designation: Resort Community			
Uses of the surrounding land (describe lot sizes, structures, uses):			
North: 11.3 acres, forested land within resort land designation, currently undeveloped			
South: .5 acre lots within resort land designation, single family structure			
East: .5 acre lots within resort land designation, single family structure			
West: 11.3 acres, forested land within resort land designation, currently undeveloped			
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 lot's slope is excessive, when combined with multiple 25' required road setbacks and unique site configuration, construction and site access makes construction infeasible due to the amount of structure and excavation required for constructibility. The variance would apply to an ADU location and a parking area retained wall. Hemmed in by 25' required setbacks from three separate roads: Fairway View Dr., which would keep the structure as far as possible from other structures on neighboring properties. Access is proposed from the uphill side also to minimize the amount of excavation required to build on this steep lot. However, whether the site were to be accessed from the uphill or downhill side, meeting all required setbacks would require either excessive excavation or an excessively tall structure. We are considering this lot access as a Property Line or rear-yard type access with the primary access for the future main residence access from Lower Pack River Road.

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 property was in its current configuration when the owners purchased it. They did not alter or create the plat as currently shown.

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 residential use of an ADU and parking pad with 10' retaining wall will be compatible with the surrounding residential/resort community uses. There will be no uses that cause a safety hazard, noise, glare, odor, fumes, or vibrations.

#### 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:

Fairway View Drive 60' wide public right of way, gravel road.

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:  
40% slope

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

No. Not in National Wetland Inventory

Is site within a floodplain?  Yes  No

Firm Panel #:

Map designation:

Springs & wells: None

Existing structures (size & use):

None

Land cover (timber, pastures, etc):  
Some timber

Are wetlands present on site?  Yes  No      Source of information: County GIS Map

Other pertinent information (attach additional pages if needed):

As additional background, the applicants are in the process of combining lots 17A and 18 to make the lot buildable for a primary residence and ADU. This is being processed currently by the County. This requested variance would still be needed for constructibility with the larger combined lot.

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: Kathy Hensley Date: 09/12/2025

Landowner's signature: Bethany Hensley Date: 09/12/2025