



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 #

V0031-25

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 ☐ Water front setback

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

- ☒ Other (Please specify) This variance is for a front yard and side yard setback to address the existing encroachment of a 1960s garage and a recent addition to the garage.

APPLICANT INFORMATION:

Landowner's name: Tim Ventress

Mailing address: _____

City: _____

State: _____

Zip code: _____

Telephone: _____

Fax: _____

E-mail: _____

REPRESENTATIVE'S INFORMATION:

Representative's name: Jesse Bailey

Company name: James A. Sewell & Associates, LLC

Mailing address: 600 4th Street West

City: Newport

State: WA

Zip code: 99156

Telephone: 509-447-3626

Fax: _____

E-mail: jbailey@jasewell.com

ADDITIONAL APPLICANT/REPRESENTATIVE INFORMATION:

Name/Relationship to project: _____

Company Name: _____

Mailing Address: _____

City: _____

State: _____

Zip Code: _____

Telephone: _____

Fax: _____

E-mail: _____

PARCEL INFORMATION:

Section #:12	Township:60	Range:5W	Parcel acreage:0.63
Parcel # (s):RP003980010070A			
Legal description:Lot 7, Block 1 "Schneider's Subdivision"			
Current landowner's name: Tim Ventress			
Current zoning:Rec		Current use:Residential	
What zoning districts border the project site?			
North:Rec		East:Rec	
South:Rec		West:Rec	
Comprehensive plan designation:Resort Community			
Uses of the surrounding land (describe lot sizes, structures, uses):			
North:Residential lots w/ houses and outbuildings			
South:half acre residential lot with house and garage, and half acre undeveloped lots			
East:undeveloped residential lots			
West:half acre residential lot with house and garage, and half acre undeveloped lots			
Within Area of City Impact?: ☐ Yes ☒ No If yes, which city?:			
Detailed directions to site: Travel North on Highway 57 from Priest River for approximately 31.4 miles; turn Right onto Kalispel Bay Road and continue for 1.3 miles; turn Left onto Creekside Drive and the property will be on the left.			

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 existing garage was built in the 1960s before the current landowner purchased the property. Its existing location was within the front and sideyard setbacks of Kalispel Bay Road and Creekside Drive. An addition was added to the north side of the garage by the current landowner who was unaware of the encroachment*

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? Similar setback reductions have been allowed in the past within the same community.*

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?*

Allowing the existing structure to remain with a reduced street back would not affect the existing road network and would not affect the building area of neighboring 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: Kalispell Bay Road - 60' ROW - Paved;
Creekside Drive - 60' ROW - Gravel/Dirt

☐ 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: relatively flat

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

Is site within a floodplain? ☐ Yes ☒ No

Firm Panel #: _____

Map designation: _____

Springs & wells: n/a

Existing structures (size & use): existing house approx 30'x50'; existing garage approx 20'20'

Land cover (timber, pastures, etc): minimal tree coverage

Are wetlands present on site? ☐ Yes ☒ No

Source of information: _____

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

The existing garage structure was built in the 60s' infringing on the front and sideyard setbacks. After the current landowner purchased the property he built a 10'x20' addition to the north side of the existing structure not realizing the structure was already encroaching.

SERVICES:

Sewage disposal will be provided by:

☒ Existing Community System - List name of sewer district or provider and type of system:
Kalispell Bay Water & Sewer

☐ 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: Kalispell 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: 0

Solid Waste Collection Facility: 12

Public/Community Water System: 0

Fire Station: 16

Elementary School: 5

Secondary Schools: 32

County Road: 0

County Road Name: Creekside Dr & Kalispell Bay Rd

Which fire district will serve the project site? East Priest Lake Fire

Which power company will serve the project site? Northern Lights

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: This proposal conveys the right for the owners to use their land as they see fit. It does not deprive any current neighboring property owners of the full use and enjoyment of their sole properties.

Population: This proposal would have no effect on the population

School facilities & Transportation: This proposal would have no effect on School Facilities & Transportation.

Economic Development: This proposal would have no effect on Economic Development

Land Use: The proposal allows the property to still be compatible with the surrounding properties and their perspective uses

Natural Resources: This proposal will not impact natural resources.

Hazardous Areas: The subject property does not contain any hazardous areas.

Public Services: The subject property is supplied power by Northern Lights and covered by the West Side Fire District. No other services would be required.

Transportation: _____

The subject property is accessed by an existing Public ROW (Creekside Drive)

Recreation: None

Special Areas or Sites: This proposal contains no special sites or areas.

Housing: This proposal would not result in any change to the current housing available within the community.

Community Design: This proposal would not have any affect on the Community .

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: _____

7/2/25

REPRESENTATIVE'S

Landowner's signature: _____

Date: _____

7/2/25