



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 #

V0032-25

Public Hearing Required: Yes ☒ No ☐

RECEIVED:

RECEIVED
kyle.snider, 10/6/2025, 10:50:11 AM

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 (¹⁵ feet) | ☐ Shoreline Setback (___ feet) |
| ☐ Property Line Setback (___ 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: Williams, Mariah R & Squires, Tucker W

Mailing address: [REDACTED]

City: [REDACTED]

State: [REDACTED]

Zip code: [REDACTED]

Telephone: [REDACTED]

Fax: N/A

E-mail: [REDACTED]

REPRESENTATIVE'S INFORMATION:

Representative's name: Matthew Kerr

Company name: SOK design studio

Mailing address: 534 Pine St

City: Sandpoint

State: ID

Zip code: 83864

Telephone: 208-265-9160

Fax: N/A

E-mail: matt@sokdesigns.com

ADDITIONAL APPLICANT/REPRESENTATIVE INFORMATION:

Name/Relationship to project:

Company Name:

Mailing Address:

City:

State:

Zip Code:

Telephone:

Fax:

E-mail:

PARCEL INFORMATION:

Section #: 34/35	Township: 57N	Range: 2W	Parcel acreage: 0.354
Parcel # (s): RP00234001001DA			
Legal description: 34/35-57N-2W LAKESIDE PLACE BLK 1 N 110FT W 40FT OF LOT 3 N 110FT OF LOT 4			
Current landowner's name: Williams, Mariah R & Squires, Tucker W			
Current zoning: Suburban		Current use: Single Family Residence	
What zoning districts border the project site?			
North: Suburban		East: Suburban	
South: Suburban		West: Suburban	
Comprehensive plan designation:			
Uses of the surrounding land (describe lot sizes, structures, uses):			
North: 0.205 acres; Garage; accessory structure for house on a separate lot to the north			
South: 0.354 acres; House; Single Family Residence			
East: 0.490 acres; House; SFR			
West: 0.758 acres; House and outbuilding; SFR			
Within Area of City Impact?: ☐ Yes ☒ 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.*

This lot is smaller than the typical Suburban zone 1 acre lot, combined with a flanking street and overhead power lines at the north lot line. The garage was undersized when built in 1989 and can no longer accommodate a typical pickup or boat. A feature tree is centered in the back yard where the potential garage would be located per standard 25'-0" flanking street setback. The 15'-0" setback we're requesting would still allow for the applicant's vehicle to be parked in front of the garage and be fully out of the road way (Greenwood Ave). There would be 21'-9" between face of garage and the edge of the road. The western neighbor has a detached garage within 24" of north property line, creating an implied detached structure setback. The applicant's are proposing to set their structure further back than this, respecting the intention of a flanking street setback as much as possible.

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 applicants have done nothing to their lot to create this challenge, it was like this when they bought it.

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 requested setback would place the new garage further back from Greenwood than the west neighbor's detached garage. The use (garage and storage) is in keeping with the usage of the west neighbor as well as the lot to the north. Which is also a detached garage/shop. The proposed setback respects the existing overhead power line setback and it is not obstructing pedestrians walking on Greenwood. The garage use is consistent with usages immediately next to it on the west property as well as across the street to the north. The southern neighbor is protected by a tree line from any additional building views, especially if the applicant's are granted this variance and are allowed to keep the feature tree between the proposed garage and southern neighbor.

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:
Chip sealed pavement, 16'-0" wide travel way width.

☐ 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:
Generally flat with slight slope towards center of applicant's lot. Less than 1% slope. Residential landscaping throughout.

Water courses (lakes, streams, rivers & other bodies of water):
None. Frye Creek is on the other side of their easter neighbor.

Is site within a floodplain? ☐ Yes ☒ No Firm Panel #: _____ Map designation: _____

Springs & wells: None. Water and sewer both provided by Southside Sewer + Water.

Existing structures (size & use):
1800 sf single family home. Portable garden shed, which would be removed if the variance were granted and garage was constructed.

Land cover (timber, pastures, etc):

Residential scale trees, general suburban landscape plantings and grass.

Are wetlands present on site? ☐ Yes ☒ No

Source of information: Bonner County GIS public mapping system

Other pertinent information (attach additional pages if needed):

Please see attached plan set for proposed garage size, placement and requested setback distance.

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: Mariah R Williams

Digitally signed by Mariah R Williams
Date: 2025.09.23 13:18:30 -07'00'

Date: 9/23/25

Landowner's signature: Tucker W Squires

Digitally signed by Tucker W Squires
Date: 2025.09.23 13:19:11 -07'00'

Date: 9/23/25