



BONNER COUNTY PLANNING DEPARTMENT

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VARIANCE APPLICATION

FOR OFFICE USE ONLY:

FILE #

V0034-25

RECEIVED:

October 9, 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 (¹⁰ 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: Cozy Cottage of Idaho, LLC

Mailing address: PO Box 411

City: Sagle

State: Idaho

Zip code: 83860

Telephone: 801-301-1900

Fax:

E-mail: mike.cozycottage@gmail.com

REPRESENTATIVE'S INFORMATION:

Representative's name: Dennis McArthur

Company name: Cozy Cottage of Idaho, LLC

Mailing address: PO Box 411

City: Sagle

State: Idaho

Zip code: 83860

Telephone: 702-344-3074

Fax:

E-mail: dennis.cozycottage@gmail.com

ADDITIONAL APPLICANT/REPRESENTATIVE INFORMATION:

Name/Relationship to project: Tiger Pittman - Partner of Cozy Cottage of Idaho, LLC

Company Name: Cozy Cottage of Idaho, LLC

Mailing Address: 48 Lewis Trail

City: Sagle

State: Idaho

Zip Code: 83860

Telephone: 843-991-2466

Fax:

E-mail: tiger.cozycottage@gmail.com

PARCEL INFORMATION:

Section #: 21	Township: 56	Range: 1 West	Parcel acreage: 0.265
Parcel # (s): RP055010000010A			
Legal description: Lot 1 of Monarch Vista Subdivision			
Current landowner's name: Cozy Cottage of Idaho, LLC			
Current zoning: Recreational		Current use:	
What zoning districts border the project site?			
North:		East:	
South:		West:	
Comprehensive plan designation:			
Uses of the surrounding land (describe lot sizes, structures, uses):			
North: Recreational lots and houses			
South: Recreational lots and houses			
East: Recreational lots and houses			
West: Recreational lots and houses			
Within Area of City Impact?: <input type="checkbox"/> Yes <input 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.*

This specific site has a steep drop off from Garfield Bay Road which we are trying minimize the effect of the drop off for the garage driveway. The farther away from the road, we either increase the slope of the driveway, or we have to increase the cut into the slope next to the road and increase the height of the retaining wall. Either option increases risk. If we choose to increase the driveway slope, it becomes dangerous to use the driveway during the winter. If we increase the height of the retaining wall to minimize the slope of the driveway, the engineering gets difficult to maintain the stability of the retaining wall and the slope as well as increasing the cut into the slope. In essence, we would like to move the garage closer to the road because we believe it is the safest of the options available to have a garage on the property.

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 didn't change the slope of the lot nor move soil that affected the best placement of the structures. We are just trying to work the best we can with the lot.

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?*

This particular variance will have little effect on public interest. It should not be detrimental to public health, safety or welfare. We will only be placing garage closer to the road than 25'. The House will still be 25' or farther from the road. We are also making the wall of the garage that is parallel with the road (North wall) solid concrete and have designed it with no windows on that side. The West side of the garage will also have the concrete wall wrap around for part of its length and is void of windows as well. This will minimize the potential problems as Garfield Bay Road is plowed during the Winter. We have also ceded 5' of the along the road as right of way, so from the original property line, we would be back 15', but only 10' from where the property line currently is.

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:
Garfield Bay road is a paved, existing county road. The trave right of way is 50' with an additional 5' that we gave to the county for a total of 30' on our side of the road and 55' total.

☐ 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:
Soped from NW to SE with large rock formations under the soil.

Water courses (lakes, streams, rivers & other bodies of water):
None

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

Springs & wells: Subdivision Well is in Lot 3 of the subdivision, farther down Garfield Bay Road.

Existing structures (size & use):
None - Currently House is under construction.


Land cover (timber, pastures, etc):
Natural grass and weeds. It is vacant subdivision land..

Are wetlands present on site? ☐ Yes ☒ No

Source of information: Plat Map

Other pertinent information (attach additional pages if needed):

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:  Mike Pittman, Partner Date: 10/8/2025

Landowner's signature: _____ Date: _____