



BONNER COUNTY PLANNING DEPARTMENT

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VARIANCE APPLICATION

FOR OFFICE USE ONLY:

FILE #

V0035-25

RECEIVED:

October 15, 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 (___ 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: Side yard setback feet <u>2 Feet - 3</u> |

APPLICANT INFORMATION:

Landowner's name: [REDACTED]

Mailing address: [REDACTED]

City: Post Falls

State: Idaho

Zip code: 83854

Telephone: [REDACTED]

Fax: N/A

E-mail: [REDACTED]

REPRESENTATIVE'S INFORMATION:

Representative's name:

Company name:

Mailing address:

City:

State:

Zip code:

Telephone:

Fax:

E-mail:

ADDITIONAL APPLICANT/REPRESENTATIVE INFORMATION:

Name/Relationship to project:

Company Name:

Mailing Address:

City:

State:

Zip Code:

Telephone:

Fax:

E-mail:

PARCEL INFORMATION:

Section #: 09	Township: 56N	Range: 03W	Parcel acreage: 1.46
Parcel # (s): RP007920000010A, River Ranch Estates, Lot 1			
Legal description: Lot 1, River Ranch Estates, Book 4 of plats, page 45, Bonner County records			
Current landowner's name: Lee and Kimera Badger			
Current zoning: R-5		Current use: Recreational Cabin	
What zoning districts border the project site?			
North: R-5		East: R-5	
South: R-5		West: R-5	
Comprehensive plan designation:			
Uses of the surrounding land (describe lot sizes, structures, uses):			
North: Approximately 3/4 acre recreational cabin			
South: 1.5 acre recreational lot			
East: Approximately 30 acre timbered forest			
West: Pend Oreille River			
Within Area of City Impact?: ☐ Yes ☒ No		If yes, which city?: N/A	

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 pumphouse that houses the well is 5 feet from the south property line and is grandfathered due to its age (1979). The shed in question is attached to the pumphouse but its setback is 2.5 feet. Our hope is that the shed can remain in its current location. However, we could move it an additional 2.5 feet to create a 5 foot setback if approved. Moving the shed more than 2.5 feet would contact the cabin, thus requiring us to demolish the shed and rebuild. It would be a hardship because the extensive water filtration system is in the shed. See attached pictures.

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 recently purchased this property and learned that we had inherited a setback issue with the shed that the previous owner had built. Our neighbor to the south has filed a complaint regarding the sheds location.

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 variance will not impact other properties or cause any safety hazards. It is not near any current or future access sites and blends well with similar buildings on neighboring lots. No light shines on other properties as a result of this shed being in its current spot.

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:
Evergreen road is gravel and is a county right-of-way. The easement is no less than 52 feet in width as it crosses our property.

☐ 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:
Subject lot is 796 feet deep including a 60 foot easement for Evergreen road. Estimated total drop from East to West (796') is 2-3 feet. The subject lot is 100 feet in width, approximate drop is 0 feet.

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

Pend Oreille River

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

Springs & wells: Sand point well

Existing structures (size & use):

Main Cabin: irregular, 67'6" x 33'1" (see attached site plan) Shop: 30' x 60'

Bunkhouse cabin: 15' x 16' Storage cabin: 15' x 12'

Shed (in question): 8' x 12'

Land cover (timber, pastures, etc):

Lightly treed around cabin and landscaped with plants and grass. Behind the shop is approximately 1 acre of timber.

Are wetlands present on site? ☐ Yes ☒ No

Source of information: visual

Other pertinent information (attach additional pages if needed):

see attached pictures.

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: 10-13-25

Landowner's signature: _____

Date: 10-13-25