



# 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 # V0036-25	RECEIVED: <b>10/20/2025</b>
Public Hearing Required: Yes <input type="checkbox"/> No <input type="checkbox"/>	

### 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 ( <u>8.0</u> 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: James and Mary Smith		
Mailing address: [REDACTED]		
City: [REDACTED]	State: [REDACTED]	Zip code: [REDACTED]
Telephone: [REDACTED]	Fax:	
E-mail: [REDACTED]		

### REPRESENTATIVE'S INFORMATION:

Representative's name: Jeff Jensen		
Company name: James A. Sewell and Associates, LLC		
Mailing address: 1319 N. Division Ave		
City: Sandpoint	State: ID	Zip code: 83864
Telephone: 208-263-4160	Fax:	
E-mail: jjensen@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 #: 3	Township: 59N	Range: 4W	Parcel acreage: 0.172
Parcel # (s): RP05224000020A			
Legal description: Syklstad Estates, Lot 2			
Current landowner's name: Mary C. and James J. Smith			
Current zoning: Recreation		Current use: Resort Community	
What zoning districts border the project site?			
North: Recreation		East: Recreation	
South: Recreation		West: Recreation	
Comprehensive plan designation: Recreational Community			
Uses of the surrounding land (describe lot sizes, structures, uses):			
North: Priest Lake			
South: Recreation, Single			
East: Recreation, Single Family Residence			
West: Recreation, Single Family Residence			
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.*

There is no dedicated off-street parking location for the property and the lot has a very steep slope down from the existing road that does not accommodate the construction of a driveway. The applicant is proposing to construct a small garage and carport that will allow for off-street parking. There is no other location for the garage on the lot because the lot is small, the slope is steep, and there is already an existing house on the lot.

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 applicant purchased the property in 2023 and the lot size and house were existing at the time. The actions of the applicant have not caused the special circumstances associated 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?*

The variance is for a detached garage that will provide off-street parking for the landowner and reduce the parking load on the existing shared driveway and street. There are similar configurations at adjacent lots due to the natural slopes of the terrain. The property to the northeast also appears to have a reduced setback to the front of the house due to the steep slope. The property that is two houses to the southwest has an elevated parking structure/driveway. There will be no safety hazards to the public.

**ACCESS INFORMATION:**

Please check appropriate boxes:

<input type="checkbox"/>	<p><u>Private Easement</u> Describe travel surface (e.g., gravel, dirt, paved, etc.), travel way width, road grade and easement width. Include recorded instrument number for existing easements &amp; name, if existing:</p>
<input checked="" type="checkbox"/>	<p><u>Public Road</u> Describe travel surface (e.g., gravel, dirt, paved, etc.), travel way width, road grade right-of-way width and name, if existing: Sherwood Beach Road, approximately 24' wide gravel surface. The existing building is accessed via a shared gravel driveway parallel to the road that is approx. 15' wide</p>
<input type="checkbox"/>	<p><u>Combination of Public Road/Private Easement</u> 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:</p>

**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:  
The site slopes steeply downwards to the northwest and Priest lake. The average slope exceeds 30%. The driveway is approximately 40 feet higher in elevation than Priest Lake.

Water courses (lakes, streams, rivers & other bodies of water):  
Priest Lake is to the northwest. The proposed garage will be about 80' from the shoreline

Is site within a floodplain?  Yes  No      Firm Panel #: \_\_\_\_\_      Map designation: \_\_\_\_\_

Springs & wells: None

Existing structures (size & use):  
Existing Single Family Residence approximately 1,400 sf

Land cover (timber, pastures, etc):

Site is covered in a mix of large trees, native grasses and other assorted vegetation.

Are wetlands present on site?  Yes  No

Source of information: AIS Viewer

Other pertinent information (attach additional pages if needed):

The size of the garage has been minimized and has been located as to minimize the affect on the existing house and limit the height of the elevated garage above the existing grade. There is an easement for Northern Lights power but the location of the line is a sufficient distance to the proposed garage and is not expected to negatively affect the easement.

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: 10/8/2025

Landowner's signature:  Date: 10/8/25