



BONNER COUNTY PLANNING DEPARTMENT

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planning@bonnercountyid.gov (email) www.bonnercountyid.gov (web page)

VARIANCE APPLICATION

FOR OFFICE USE ONLY:

FILE #

V0039-25

RECEIVED:

RECEIVED
DEC 11 2025

Public Hearing Required: Yes ☒ No ☐

BONNER COUNTY
PLANNING DEPARTMENT

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 type="checkbox"/> Street Setback (___ feet) | <input type="checkbox"/> Shoreline Setback (___ feet) |
| <input checked="" type="checkbox"/> Property Line Setback (0 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: Christine Coyle

Mailing address: [REDACTED]

City: Priest River

State: ID

Zip code: 83856

Telephone: [REDACTED]

Fax: [REDACTED]

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: Bernard Frechette, Co-owner

Company Name:

Mailing Address: [REDACTED]

City: Priest River

State: ID

Zip Code: 83856

Telephone: [REDACTED]

Fax: [REDACTED]

E-mail: [REDACTED]

PARCEL INFORMATION:

| | | | |
|--|---------------|----------------------|----------------------|
| Section #: 9 | Township: 56N | Range: 03W | Parcel acreage: .198 |
| Parcel # (s): RPO01230010110A | | | |
| Legal description: 9-56N-3W Evergreen Lots Blk 1 Lot 11 | | | |
| Current landowner's name: Bernard & Catherine Frechette, Christine Coyle | | | |
| Current zoning: R5 | | Current use: | |
| What zoning districts border the project site? | | | |
| North: R5 | | East: R5 | |
| South: R5 | | West: R5 | |
| Comprehensive plan designation: | | | |
| Uses of the surrounding land (describe lot sizes, structures, uses): | | | |
| North: .396 ac, no structures | | | |
| South: .398 ac, vacation rental | | | |
| East: .47 ac, no structures | | | |
| West: Pond Orelie River | | | |
| 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.*

structures were built in 2012 by previous owners. plans were submitted to meet setback, but structures built don't match plans. lot is narrow with limited room to move structures.

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?* structures built in 2012 by previous owners.

built in current location with approval from adjacent property owners at time of construction

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?*

No impact to access, safety, and no effects to adjacent property structures have been in place for 10+ years with no issues

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 Rd (gravel) to driveway
- ☐ 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:
Flat lot, no slope

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

adjacent to Bend Ocella River

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

Springs & wells: none

Existing structures (size & use): 8x12 storage shed, 18x32 RV cover, 18x36 RV cover

Land cover (timber, pastures, etc):

1/3 timber, 1/3 gravel driveway & parking,
1/3 lawn

Are wetlands present on site? ☐ Yes ☒ No

Source of information: _____

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: Olivia Coyle Date: 11-Dec-25

Landowner's signature: _____ Date: _____