



BONNER COUNTY PLANNING DEPARTMENT

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VARIANCE APPLICATION

FOR OFFICE USE ONLY:

FILE #

V0039-25

RECEIVED:

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DEC 11 2025

BONNER COUNTY
PLANNING DEPARTMENT

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*):

- | | |
|--|---|
| <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: [REDACTED]

Fax: [REDACTED]

E-mail: [REDACTED]

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): RP0012300101104

Legal description: 9-56N-3W Evergreen Lots Blk 1 Lot 11

Current landowner's name: Bernard & Catherine Frechette, Christine Coyte

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: Pend Oreille River

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.*

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 Pend Oreille 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): $\frac{1}{3}$ timber, $\frac{1}{3}$ gravel driveway & parking,
 $\frac{1}{3}$ 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: Clint Cogle Date: 11-Dec-25

Landowner's signature: _____ Date: _____