



BONNER COUNTY PLANNING DEPARTMENT

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

VARIANCE APPLICATION

FOR OFFICE USE ONLY:

FILE # V0040-25
Public Hearing Required: Yes No

RECEIVED: **RECEIVED**
DEC 18 2025
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 type="checkbox"/> Property Line Setback (___ feet) | <input type="checkbox"/> Bulk Increase (Volume) (___ % increase) |
| <input type="checkbox"/> Lot and/or Impervious Surface Coverage (___%) | <input checked="" type="checkbox"/> Lot/Parcel Size Minimum (<u>6.425</u> acres) |
| <input type="checkbox"/> Depth to Width Ratio (___ :1) | <input checked="" type="checkbox"/> Other: <u>FAMILY LAND SPLIT</u> |

APPLICANT INFORMATION:

Landowner's name: CHESTER and MARGARET KUTZLEB		
Mailing address: [REDACTED]		
City: [REDACTED]	State: ID	Zip code: [REDACTED]
Telephone: [REDACTED]	Fax: N/A	
E-mail: [REDACTED]		

REPRESENTATIVE'S INFORMATION:

Representative's name: SELF		
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 #: 15-56N	Township: 1W	Range: NWNW	Parcel acreage: 12.85
Parcel # (s):			
Legal description: 15-56N-1W NWNW W OF COUNTY ROAD			
Current landowner's name: CHESTER, MARGARET KUTZLEB			
Current zoning: R10		Current use: FOREST EXEMPTION WITH ACRE W/HOUSE	
What zoning districts border the project site?			
North: R10		East: R10	
South: REC		West: R10	
Comprehensive plan designation:			
Uses of the surrounding land (describe lot sizes, structures, uses):			
North: RURAL HOME AND ACREGE			
South: RURAL HOME AND ACREGE			
East: RURAL HOME AND ACREGE			
West: RURAL HOME AND ACREGE WITH HAY FIELDS			
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.*

PLEASE SEE ATTACHED NARRATIVE STATEMENT

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?*

PLEASE SEE ATTACHED NARRATIVE STATEMENT

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 REQUEST IS CONSISTANT WITH ADJACENT PARCELS LAND USE DIRECTLY ACCROSS AND ADJACENT TO OUR PROPERTY.

PLEASE SEE ATTACHED NARRATIVE STATEMENT.

ACCESS INFORMATION:

Please check appropriate boxes:

<input type="checkbox"/>	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:
<input checked="" type="checkbox"/>	Public Road Describe travel surface (e.g., gravel, dirt, paved, etc.), travel way width, road grade right-of-way width and name, if existing: SAGLE ROAD, PAVED, 1 MILE PAST GARFIELD BAY ROAD
<input type="checkbox"/>	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: PROPERTY IS LEVEL ON EAST SIDE WITH SOME SLOPE DOWN TO A BENCH ON WEST SIDE OF PROPERTY.		
Water courses (lakes, streams, rivers & other bodies of water): NO BODIES OF WATER PRESENT		
Is site within a floodplain? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Firm Panel #: _____	Map designation: _____
Springs & wells: DOMESTIC WELL DRILLED TO 110 FT DEEP		
Existing structures (size & use): 2 HAY/EQUIPMENT BARNs, 1 EQUIPMENT TYPE CARPORT - UNSIDED APX. SIZE: 40 X 60 EACH		

Land cover (timber, pastures, etc):

TIMBER/ SMALL PASTURE WITH MIXED NEW GROWTH TIMBER

Are wetlands present on site? Yes No

Source of information: B. COUNTY MAPS

Other pertinent information (attach additional pages if needed):

MAPS OF ADJACENT LAND USE HAVE BEEN ATTACHED TO THIS REQUEST

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: Christie Kutzleb Date: 12/18/25

Landowner's signature: Margaret G. Kutzleb Date: 12/18/25