

**Bonner County Variance
Application Justification Letter**

December 17, 2025

Ref: 12.85 Acre Parcel, Description: 15-56N-1W NWNW W of CO RD

Dear Sirs and Madams,

Our names are Chester and Margaret Kutzleb. We have resided in the same house at [REDACTED] Idaho that we purchased in April of 1980, shortly after we moved here. During that time, we have raised two Children, Christopher born in 1985 and Traci born in 1987 who are now in their adulthood.

In 1994 we purchased a 12.8-acre piece of property 3 miles from our home which at the time of our purchase was zoned R5. We bought this for the sole purpose of splitting it equally and giving our children a piece of land that would allow them to each have the possibility of one day building a home and have their own family property. Our goal has been to have our children achieve home ownership in Bonner County on a piece of property in close proximity to our home which supports our family's wellbeing.

For this reason, we are respectfully submitting the Variance Application to split the said property evenly to a 6.4 acre size. This request fits into the current land use directly across from our property as shown on the included land plot map known as Tanager Estates which was approved in June of 2003. Two of the five plot sizes (lot 1 and lot 3) are actually under 5 acres. Additionally, directly to the east of Tanager Estates is another smaller parcel as are the parcels down Private Road directly across from the west end of our property, which have also been approved for smaller lot sizes as shown in the additional attached maps.

I have included an overhead capture as taken from the county's web site showing the property and our intended division of the 12.8 acres into two 6.4 acre pieces. In addition, as shown on this overhead, our son Christopher has been building a house on the east end of the property with an address of [REDACTED] which was started in 2017 and is nearing completion. With the property tax increases that we have all seen in Bonner County, it is imperative that Christopher will be able to obtain a home owners exemption to help him afford the property tax and realize the same benefit as other homeowners are now receiving in Bonner County.

Thank you for your time in this matter and we look forward to your positive decision.

Sincerely,

Chester and Margaret Kutzleb

