



# BONNER COUNTY PLANNING DEPARTMENT

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## VARIANCE APPLICATION

### FOR OFFICE USE ONLY:

FILE #

RECEIVED:

- ☒ Administrative Variance  
☐ Public Hearing Required

### PROJECT DESCRIPTION:

The applicant is requesting a variance from a:

- |   |  |
|---|--|
| <input type="checkbox"/> Front yard setback | <input type="checkbox"/> Rear yard setback   |
| <input type="checkbox"/> Side yard setback  | <input type="checkbox"/> Water front setback |

The applicant is requesting a \_\_\_\_\_ foot setback to allow for the construction of:  
 (Specify the type of structure and use) \_\_\_\_\_

- ☒ Other (Please specify) Depth to Width

### APPLICANT INFORMATION:

Landowner's name: Dee Crocker/Crocker Trust

Mailing address: \_\_\_\_\_

City: Sandpoint

State: Idaho

Zip code: 83864

Telephone: \_\_\_\_\_

Fax: \_\_\_\_\_

E-mail: \_\_\_\_\_

### REPRESENTATIVE'S INFORMATION:

Representative's name: Tyson Glahe, PLS

Company name: Glahe & Associates, Inc

Mailing address: 303 Church Street

City: Sandpoint

State: Idaho

Zip code: 83864

Telephone: (208)265-4474

Fax: \_\_\_\_\_

E-mail: manager@glaheinc.com

### ADDITIONAL APPLICANT/REPRESENTATIVE INFORMATION:

Name/Relationship to project: \_\_\_\_\_

Company Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_

State: \_\_\_\_\_

Zip Code: \_\_\_\_\_

Telephone: \_\_\_\_\_

Fax: \_\_\_\_\_

E-mail: \_\_\_\_\_

**PARCEL INFORMATION:**

Section #: 24	Township: 59N	Range: 2W	Parcel acreage: 14.69
Parcel # (s): RP59N02W242900A			
Legal description: 24-59N-2W TAX 1			
Current landowner's name: Crocker Trust			
Current zoning: Rural 5		Current use: Residential	
What zoning districts border the project site?			
North: Rural 10		East: Rural 10	
South: Rural 5		West: Rural 10	
Comprehensive plan designation:			
Uses of the surrounding land (describe lot sizes, structures, uses):			
North: 7.05 acres ag/timber with residence and 5.04 acres ag/timber with residence.			
South: 20 acres with one residence and another structure in progress.			
East: 23.5 acre parcel NE across Upper Pack River Rd. Appears to have two residences on the parcel.			
West: 28.69, 12, (both forest land) and 28 acre (ag/timber) with residence.			
Within Area of City Impact?: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No      If yes, which city?:			
Detailed directions to site: From Sandpoint: North on Hwy 95 for 9.1 miles. Turn left (East) onto Upper Pack River Rd. Continue for 3.4 miles to Bearwood Ln.			

**NARRATIVE STATEMENT:**

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.* \_\_\_\_\_

The parcel is triangle shaped and bounded by two roads. The current formula used to calculate allowed depth to width puts two if the proposed parcels just outside of the allowable size. \_\_\_\_\_

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?* \_\_\_\_\_

This parcel has existed in it's current shape for several years. \_\_\_\_\_

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?*

Granting this variance will not impede any access or in any way be detrimental to the adjacent lando

### ACCESS INFORMATION:

Please check appropriate boxes:

☒ Private Easement      ☒ Existing    ☐ Proposed

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: Bearwood Lane-60'

☒ Public Road      ☒ Existing    ☐ Proposed

Describe travel surface (e.g., gravel, dirt, paved, etc.), travel way width, road grade right-of-way width and name, if existing: Upper Pack river Road-50'

☒ Combination of Public Road/Private Easement      ☒ Existing    ☐ Proposed

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: Upper Pack River Road-50' wide, paved gravel/ dirt. Bearwood Lane-60' wide, gravel/dirt private easement.

### 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: Majority of property is 2160', with a sliver running East to North (on NE border) at 2200'. Parcel slopes gently to the West and Southwest. Maximum slope is estimated to be under 15%.

Water courses (lakes, streams, rivers & other bodies of water): None apparent

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

Springs & wells: Typical underground well.

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Existing structures (size & use): 1431 sq ft home. 650 sq ft detached garage. 800 sq ft pole building.

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Land cover (timber, pastures, etc): Approx half of the property is thinly treed and looks to be pasture. The other half is a thicker stand of timber.

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Are wetlands present on site? ☐ Yes ☒ No Source of information: Bonner County GIS

Other pertinent information (attach additional pages if needed): \_\_\_\_\_

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### SERVICES:

Sewage disposal will be provided by:

☐ Existing Community System - List name of sewer district or provider and type of system:

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☐ Proposed Community System – List type & proposed ownership: \_\_\_\_\_

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☒ Individual system – List type: \_\_\_\_\_

Explain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details: Typical underground septic system with leach field.

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Water will be supplied by:

☐ Existing public or community system - List name of provider: \_\_\_\_\_

☐ Proposed Community System – List type & proposed ownership: \_\_\_\_\_

☒ Individual well: \_\_\_\_\_

Please explain the water source, capacity, system maintenance plan, storage and delivery system and other details: Typical underground well.

Distance (in miles) to the nearest:

Public/Community Sewer System: \_\_\_\_\_ Solid Waste Collection Facility: 6.7 miles

Public/Community Water System: \_\_\_\_\_ Fire Station: \_\_\_\_\_

Elementary School: 7.9 miles Secondary Schools: 16.2 miles

County Road: parcel is adjacent County Road Name: Bearwood Ln

Which fire district will serve the project site? \_\_\_\_\_

Which power company will serve the project site? \_\_\_\_\_

**How is the use/plan in accordance with the general and specific objectives of the Comprehensive Plan? (Copy of goals and objectives attached)**

Property Rights: No taking of land will result from this variance.

Population: This request is consistent with existing growth

School facilities & Transportation: All proposed lots are adjacent to a public road.

Economic Development: Resulting lots will still be over 5 acres

Land Use: Proposed lot configuration is the best fit for the property, fronting on public roads.

Natural Resources: This variance will not affect any natural resources.


Hazardous Areas: n/a

Public Services: The proposed layout will utilize private services only.

Transportation: All proposed lots are adjacent to public roads.

Recreation: <u>There are no recreational sites to consider.</u>
Special Areas or Sites: <u>There are no special areas to consider.</u>
Housing: <u>Allowing this variance is ideal for needed large parcel opportunities.</u>
Community Design: <u>Lots are designed for best fit and will be accessed by public roads.</u>
Implementation: ( Not required to complete this element)

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:	<div style="border: 1px solid black; border-radius: 50%; padding: 5px; display: inline-block;"> <small>DocuSigned by:</small>    <small>50E30B246B7A4E0...</small> </div>	Date: _____	
Landowner's signature:		Date: <u>1/2/2025</u>	