



# BONNER COUNTY PLANNING DEPARTMENT

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## VARIANCE APPLICATION

### FOR OFFICE USE ONLY:

FILE # <b>VA0003-25</b>	RECEIVED: <b>RECEIVED</b> <b>FEB 04 2025</b> BONNER COUNTY PLANNING DEPARTMENT
<input checked="" type="checkbox"/> Administrative Variance <input type="checkbox"/> Public Hearing Required	

### PROJECT DESCRIPTION:

The applicant is requesting a variance from a:	
<input type="checkbox"/> <del>Front</del> yard setback <b>Street</b>	<input type="checkbox"/> Rear yard setback
<input type="checkbox"/> Side yard setback	<input type="checkbox"/> Water front setback
The applicant is requesting a <b>17.5'</b> foot setback to allow for the construction of: (Specify the type of structure and use) <b>Attached Garage</b>	
<input type="checkbox"/> Other (Please specify) _____	

### APPLICANT INFORMATION:

Landowner's name: Tomaku Timber LLC		
Mailing address: PO Box 934		
City: Ponderay	State: ID	Zip code: 83852
Telephone: (208) 415-1574	Fax:	
E-mail: tkusserow@gmail.com		

### REPRESENTATIVE'S INFORMATION:

Representative's name: Todd Kusserow		
Company name: Tomaku Timber LLC		
Mailing address: PO Box 934		
City: Ponderay	State: ID	Zip code: 83852
Telephone: (208) 415-1574	Fax:	
E-mail: tkusserow@gmail.com		

### ADDITIONAL APPLICANT/REPRESENTATIVE INFORMATION:

Name/Relationship to project:		
Company Name:		
Mailing Address:		
City:	State:	Zip Code:
Telephone:	Fax:	
E-mail:		

**PARCEL INFORMATION:**

Section #:	Township:	Range:	Parcel acreage: 2.86
Parcel # (s): RP0054700001A0A			
Legal description: 25-57N-2W MTN PINE SHORES 2ND LOT 1A ADDN REPLAT			
Current landowner's name: Tomaku Timber LLC			
Current zoning: Rural 5		Current use: Rural Residential	
What zoning districts border the project site?			
North: Rural 5		East: Rural 5	
South: Rural 5		West: Rural 5	
Comprehensive plan designation:			
Uses of the surrounding land (describe lot sizes, structures, uses):			
North: Rural Residential			
South: Rural Residential			
East: Rural Residential			
West: Rural Residential			
Within Area of City Impact?: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, which city?:			
Detailed directions to site: From Hwy 95, east on Bottle Bay Road approximately 2.5 miles to Eagle Crest Drive. Turn off Bottle Bay Road to the right onto Eagle Crest Drive. Proceed straight ahead onto West Eagle Crest Drive. First driveway on the right.			

**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.*

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?*

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?*

#### 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: 60' Easement No. 289694 for the purpose of a private dirt road now known as "West Eagle Crest Drive" Road travel width 12'.

☐ 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: \_\_\_\_\_

☐ 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: \_\_\_\_\_

#### 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:  
The lot is sloped, however the proposed garage will be built on an existing flat portion.

Water courses (lakes, streams, rivers & other bodies of water):  
None on property. Lake Pend Oreille to the west across Bottle Bay Road.

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

Springs & wells: \_\_\_\_\_ Well tag # D0041082 Domestic water well drilled 2005

Existing structures (size & use): \_\_\_\_\_ Single family residence, two stories, 3400 sq ft

Land cover (timber, pastures, etc): \_\_\_\_\_ Timber, rock outcroppings

Are wetlands present on site? ☐ Yes ☒ No Source of information: \_\_\_\_\_

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

#### SERVICES:

Sewage disposal will be provided by:

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

☐ Proposed Community System - List type & proposed ownership:

☒ Individual system - List type: Existing septic, not impacted by project


Explain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details: \_\_\_\_\_

Water will be supplied by:	
<input type="checkbox"/>	<u>Existing public or community system</u> - List name of provider: _____
<input type="checkbox"/>	<u>Proposed Community System</u> - List type & proposed ownership: _____
<input checked="" type="checkbox"/>	<u>Individual well:</u> <u>Existing well, not impacted by project</u>
Please explain the water source, capacity, system maintenance plan, storage and delivery system and other details: _____ _____ _____	
Distance (in miles) to the nearest:	
Public/Community Sewer System:	Solid Waste Collection Facility: 8.1 mi
Public/Community Water System:	Fire Station: 5.8 mi
Elementary School: 4.6 mi	Secondary Schools: 7 mi
County Road: .1 mi	County Road Name: Bottle Bay Road
Which fire district will serve the project site? <u>Selkirk</u>	
Which power company will serve the project site? <u>Avista</u>	

<b>How is the use/plan in accordance with the general and specific objectives of the Comprehensive Plan? (Copy of goals and objectives attached)</b>	
Property Rights: <u>Plan does not impact property rights of any other person</u> _____ _____	
Population: <u>No impact to population or density</u> _____ _____	
School facilities & Transportation: <u>No impact</u> _____ _____	
Economic Development: <u>No impact from rural residential property</u> _____ _____	
Land Use: <u>Supports plan by parking vehicles inside an enclosed structure and eliminating potential leaks of vehicle fluids to soil or dangers to native wildlife</u> _____ _____	
Natural Resources: <u>Protects native timber and soils by parking vehicles inside an enclosed structure</u> _____ _____	
Hazardous Areas: <u>Supports plan by parking hot vehicles inside an enclosed structure with a metal roof for wildfire mitigation</u> _____ _____	
Public Services: <u>No impact</u> _____ _____	
Transportation: <u>No impact</u> _____ _____	

Recreation:	<u>No impact</u>
Special Areas or Sites:	<u>No impact</u>
Housing:	<u>Supports plan by adding secure covered parking</u>
Community Design:	<u>No impact</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:  Date: 2/4/25

Landowner's signature: \_\_\_\_\_ Date: \_\_\_\_\_