



# BONNER COUNTY PLANNING DEPARTMENT

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## VARIANCE APPLICATION

### FOR OFFICE USE ONLY:

FILE # **VA0004-25**

RECEIVED:

- ☒ Administrative Variance  
☐ Public Hearing Required

RECEIVED  
david.fisher , 2/6/2025, 10:30:16 AM

### PROJECT DESCRIPTION:

The applicant is requesting a variance from a:

- ☐ Front yard setback ☐ Rear yard setback  
☐ Side yard setback ☒ Water front setback

The applicant is requesting a 38 foot setback to allow for the construction of:  
(Specify the type of structure and use) Deck replacement of existing with small expansion and re-resizing. Small area of deck to encroach 2'x23' into the 40' shoreline setback. 46 sq ft of encroachment.

☐ Other (Please specify) \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### APPLICANT INFORMATION:

Landowner's name: Maverick Real Estate IV LLC

Mailing address: 701 Fifth Ave, STE 6100

City: Seattle

State: WA

Zip code: 98104

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

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

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

### REPRESENTATIVE'S INFORMATION:

Representative's name: Blake Eagle

Company name: Blake Eagle Construction LLC

Mailing address: 104 Lucky Trail

City: Priest River

State: ID

Zip code: 83856

Telephone: 208-721-0206

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

E-mail: 208mountainlife@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:1.080
Parcel # (s):RP059610010180A			
Legal description:27-61N-4W PINTO POINT BLK 1 LOT 18			
Current landowner's name:Maverick Reral Estate IV LLC			
Current zoning:REC		Current use:REC	
What zoning districts border the project site?REC			
North:REC		East:REC	
South:REC		West:REC	
Comprehensive plan designation:Recreational Resort Community			
Uses of the surrounding land (describe lot sizes, structures, uses):			
North:.46 and .41 acre lots with cabins in REC area			
South:Water			
East:Water			
West:Water			
Within Area of City Impact?: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, which city?:			
Detailed directions to site: 572 Pinto Point Rd, Coolin ID 83821-N on HWY 57 towards Priest Lake Rt on Dickensheet Rd to Coolin ID. Turn rt on Cavanaugh Bay RD to Eastshore rd. Turn Lft on Cape Horn RD and then left onto Pinto Point Rd. Proceed all the way to the end of the road to 572 Pinto Point. There is a gate at the driveway			

**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 main reason for the application is to replace a faulty and unsafe deck that was not built to code with proper structure or footings.*

The shape of the lot along with the design and location of the existing home creates a narrow flow point at the prow of the home which is unusable space with restricted flow for access. The 40' shoreline setback jogs towards the home at north west corner. By adding a few feet of depth to the deck area, it would slightly encroach into only a small portion of the required 40' shoreline setback adding to the safe flow and usability of the space. See attached drawings for reference.

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?* Existing home location to the boundry line is limiting the depth of the desired deck space at the prow of the home making it unusable space with restricted flow. Owner would like to improve the usability and depth of the exterior space with a structurally improved deck and railing system to safely enjoy their outdoor living area. All structural will be located behind the current setback with only a cantilever over the 40' shoreline setback. Extending the depth a few feet out on the west side will create a more of a user friendly space without the confinement at the prow. This is also the side of the deck that is accessed off the kitchen and living room of the home making it the desired point of access to enjoy the outside seating and viewing area.

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?*

The granting of this variance should not conflict with public interest. It will not impare any view lines of the neighbors and will improve on the safety of the owners use around the home and access to their beach area. Structural improvements will be made for a safer outdoor living area improving on the durability and fall hazards of the previous deck. The owner is also improving the land area around the deck with storm water management, improved landscaping and pathways with non invasive illumination to the neighbors. Compatibility with adjoining land uses are to also enjoy the exterior living space of the new deck as do all the neighbors in the recreationallly zoned area. Most of the neighbors have a deck or patio area surrounding a home. All structural systems will be located behind the setback lines to avoid future issues or weather events. Material choices are also environmentally conscious with low maintainence finishes that will blend into the existing surroundings. There will be no effecting elements to the adjoining properties.

### ACCESS INFORMATION:

Please check appropriate boxes:

<input type="checkbox"/>	<u>Private Easement</u> <input type="checkbox"/> <u>Existing</u> <input type="checkbox"/> <u>Proposed</u> 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"/>	<u>Public Road</u> <input checked="" type="checkbox"/> <u>Existing</u> <input type="checkbox"/> <u>Proposed</u> Describe travel surface (e.g., gravel, dirt, paved, etc.), travel way width, road grade right-of-way width and name, if existing: <u>Existing gravel and dirt rd to access the property via Pinto Point RD</u> <u>Travel way width has not been verified, but should already meet the requirements set forth</u> <u>by the Idaho dept of lands requirements as it is existing prior to owner purchasing said property</u>
<input type="checkbox"/>	<u>Combination of Public Road/Private Easement</u> <input type="checkbox"/> <u>Existing</u> <input type="checkbox"/> <u>Proposed</u> 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:  
See attached site plan

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Water courses (lakes, streams, rivers & other bodies of water): Located at the end of Pinto Point at Priest Lake

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Is site within a floodplain? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Firm Panel #: _____	Map designation: _____
Springs & wells: _____ <u>N/A</u> <div style="border-bottom: 1px solid black; height: 10px; margin-top: 5px;"></div> <div style="border-bottom: 1px solid black; height: 10px; margin-top: 5px;"></div> <div style="border-bottom: 1px solid black; height: 10px; margin-top: 5px;"></div>		
Existing structures (size & use): _____ <u>3133 sq ft Home and boat house</u> <div style="border-bottom: 1px solid black; height: 10px; margin-top: 5px;"></div> <div style="border-bottom: 1px solid black; height: 10px; margin-top: 5px;"></div> <div style="border-bottom: 1px solid black; height: 10px; margin-top: 5px;"></div>		
Land cover (timber, pastures, etc): _____ <u>Home, trees, bushes and grasses. Deck, Patio, Pickle ball court, driveway and parking</u> <div style="border-bottom: 1px solid black; height: 10px; margin-top: 5px;"></div> <div style="border-bottom: 1px solid black; height: 10px; margin-top: 5px;"></div> <div style="border-bottom: 1px solid black; height: 10px; margin-top: 5px;"></div>		
Are wetlands present on site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Source of information: _____	
Other pertinent information (attach additional pages if needed): _____ <div style="border-bottom: 1px solid black; height: 10px; margin-top: 5px;"></div> <div style="border-bottom: 1px solid black; height: 10px; margin-top: 5px;"></div> <div style="border-bottom: 1px solid black; height: 10px; margin-top: 5px;"></div> <div style="border-bottom: 1px solid black; height: 10px; margin-top: 5px;"></div> <div style="border-bottom: 1px solid black; height: 10px; margin-top: 5px;"></div> <div style="border-bottom: 1px solid black; height: 10px; margin-top: 5px;"></div> <div style="border-bottom: 1px solid black; height: 10px; margin-top: 5px;"></div>		

**SERVICES:**

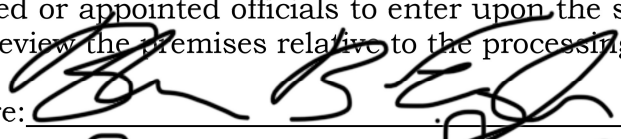
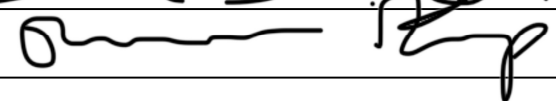
Sewage disposal will be provided by:	
<input checked="" type="checkbox"/>	<u>Existing Community System - List name of sewer district or provider and type of system:</u> <u>Community septic in place</u> <div style="border-bottom: 1px solid black; height: 10px; margin-top: 5px;"></div>
<input type="checkbox"/>	<u>Proposed Community System – List type &amp; proposed ownership:</u> _____ <div style="border-bottom: 1px solid black; height: 10px; margin-top: 5px;"></div>
<input type="checkbox"/>	<u>Individual system – List type:</u> _____ <div style="border-bottom: 1px solid black; height: 10px; margin-top: 5px;"></div>
Explain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details: _____ <div style="border-bottom: 1px solid black; height: 10px; margin-top: 5px;"></div> <div style="border-bottom: 1px solid black; height: 10px; margin-top: 5px;"></div> <div style="border-bottom: 1px solid black; height: 10px; margin-top: 5px;"></div>	

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 type="checkbox"/>	<u>Individual well</u> : _____ _____
Please explain the water source, capacity, system maintenance plan, storage and delivery system and other details: <u>Filtered water from direct Priest Lake</u> _____ _____	
Distance (in miles) to the nearest:	
Public/Community Sewer System: <u>N/A</u>	Solid Waste Collection Facility: <u>N/A</u>
Public/Community Water System: <u>N/A</u>	Fire Station: <u>East Priest Lake Fire District</u>
Elementary School: <u>24</u>	Secondary Schools: <u>Priest River 40 miles</u>
County Road: <u>East Shore 1.6 mile</u>	County Road Name: <u>East Shore road</u>
Which fire district will serve the project site? <u>East Priest Lake Fire district</u>	
Which power company will serve the project site? <u>Norther lights Inc</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>Owner Occupied</u> _____ _____	
Population: <u>500-2500 depending on season</u> _____ _____	
School facilities & Transportation: <u>West Bonner County School District, School bus and personal tran</u> _____ _____	
Economic Development: <u>N/A</u> _____ _____	
Land Use: <u>REC</u> _____ _____	
Natural Resources: <u>Priest Lake</u> _____ _____	
Hazardous Areas: <u>N/A</u> _____ _____	
Public Services: <u>N/A</u> _____ _____	
Transportation: <u>N/A</u>	

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Recreation: <u>Yes</u> <hr/> <hr/>
Special Areas or Sites: <u>N/A</u> <hr/> <hr/>
Housing: <u>N/A</u> <hr/> <hr/>
Community Design: <u>N/A</u> <hr/> <hr/>
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: 1-15-25  
Landowner's signature:  Date: \_\_\_\_\_