



# BONNER COUNTY PLANNING DEPARTMENT

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## VARIANCE APPLICATION

### FOR OFFICE USE ONLY:

FILE #

VA0005-25

- ☒ Administrative Variance  
☐ Public Hearing Required

RECEIVED:

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MAR 06 2025

BONNER COUNTY  
PLANNING DEPARTMENT

### 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 20' foot setback to allow for the construction of:  
(Specify the type of structure and use) Residence

☐ Other (Please specify) \_\_\_\_\_

### APPLICANT INFORMATION:

Landowner's name: Brian Johnson

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

City: Coeur d'Alene, ID

State: ID

Zip code: 83813

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

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

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

### REPRESENTATIVE'S INFORMATION:

Representative's name: \_\_\_\_\_

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 #: 28	Township: 57	Range: 3 West	Parcel acreage: 10
Parcel # (s): RP0416900001 A0A			
Legal description: ?			
Current landowner's name: Brian Johnson			
Current zoning: R-10 I believe		Current use: Vacant	
What zoning districts border the project site?			
North: R-10 I believe		East: R-10 I believe	
South: R-10 I believe		West: R-10 I believe	
Comprehensive plan designation:			
Uses of the surrounding land (describe lot sizes, structures, uses):			
North: 5 acres		Residential	
South:			
East: 5 acres			
West:			
Within Area of City Impact?: <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, which city?:			
Detailed directions to site: East entrance Wrenco loop Continue to top of Wrenco Large Rock on left turn right Ironstone Dr. First driveway on left			

**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 building site is limited by subject property line + slope to the East construction access + livability of structure best suited with a move away from slope to the West  
5 makes a big difference

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?*

explained above - natural topography

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?

I do not believe 5' would effect any of the above.  
The owner of the neighboring property is aware & approves of this request.

#### 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: \_\_\_\_\_
- ☐ 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:

Flat building pad with a sharp downward grade to the East.

Water courses (lakes, streams, rivers & other bodies of water):

Seasonal Water Flow - Grading Stormwater management forms being created/processed

Is site within a floodplain? ☐ Yes ☒ No

Firm Panel #: \_\_\_\_\_

Map designation: \_\_\_\_\_

Springs & wells: \_\_\_\_\_

Existing structures (size & use): ~~\_\_\_\_\_~~

Land cover (timber, pastures, etc):

~~Forest~~ level building pad surrounded by

Are wetlands present on site? ☒ Yes ☐ No

Source of information: \_\_\_\_\_

Other pertinent information (attach additional pages if needed):

270' Approx from structure

#### 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: Permitted

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

Septic with leach field

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: \_\_\_\_\_  
\_\_\_\_\_

Distance (in miles) to the nearest:

Public/Community Sewer System: \_\_\_\_\_

Solid Waste Collection Facility: \_\_\_\_\_

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

Fire Station: \_\_\_\_\_

Elementary School: \_\_\_\_\_

Secondary Schools: \_\_\_\_\_

County Road: Wrango Loop

County Road Name: Wrango Loop

Which fire district will serve the project site? Westside Fire

Which power company will serve the project site? Northern Lights

**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: \_\_\_\_\_

Population: \_\_\_\_\_

School facilities & Transportation: \_\_\_\_\_

Economic Development: \_\_\_\_\_

Land Use: \_\_\_\_\_

Natural Resources: \_\_\_\_\_

Hazardous Areas: \_\_\_\_\_

Public Services: \_\_\_\_\_

Transportation: \_\_\_\_\_

Recreation:	
Special Areas or Sites:	
Housing:	
Community Design:	
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: Brian Johnson Date: 2-19-25

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