



# BONNER COUNTY PLANNING DEPARTMENT

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## VARIANCE APPLICATION

### FOR OFFICE USE ONLY:

FILE #

VA0008-25

RECEIVED:

04/07/2025

- ☒ Administrative Variance  
☐ Public Hearing Required

### 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 33' foot setback to allow for the construction of:  
(Specify the type of structure and use) A Free standing deck with steps/stairs

☐ Other (Please specify) \_\_\_\_\_

### APPLICANT INFORMATION:

Landowner's name: Judy Marchiondo

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

City: Lacleda

State: ID

Zip code: 83841

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

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

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

### REPRESENTATIVE'S INFORMATION:

Representative's name: Nathan Peterson

Company name: Lucky Dog Decks, LLC

Mailing address: PO Box 713

City: Lacleda

State: ID

Zip code: 83841

Telephone: 208 682 0370

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

E-mail: Id.sundog7@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: . 409
Parcel # (s): R000222000012AA			
Legal description: 36-56N-4W Lacade River Lots 12, E 25th of lot 11			
Current landowner's name: Judy Marchiando			
Current zoning: residential		Current use: residential	
What zoning districts border the project site?			
North:		East:	
South:		West:	
Comprehensive plan designation:			
Uses of the surrounding land (describe lot sizes, structures, uses):			
North: residential lot			
South: Ponderay River			
East: residential property			
West: residential property			
Within Area of City Impact?: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, which city?:			
Detailed directions to site: Take Hwy 2 west to Laclede, turn left on Riley Creek Park drive, drive to address 447 Riley Creek Park dr.			

**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 Applicant has conditions out of her control in that the Ponderay River is at the South border of her property. The property shape and home location on property are preexisting. The Applicant would like a deck off of the back deck of her home and would need a flight of stairs to access the lower portion of her lot towards the river as it is a steep hill and has terraces.

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? No special conditions or circumstances resulted from the applicant



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 the applicant the variance will not be detrimental to any public health safety or welfare and it is necessary and compatible with almost all other homes in the area with waterfrontage in that most have decks, stairs and docks at or near the water's edge. The variance is on public property and is only used by Applicant.

### 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: Paved, Riley Creek Park drive

☐ 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:

Mostly level to back of home on south side and then has a slope to the River and retaining wall at water's edge

Water courses (lakes, streams, rivers & other bodies of water): Back south border of property is the Ponderay river

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

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

Existing structures (size & use): home 45' x 44.5', shop 42.5 x 36  
old garage 14 x 23, old hobby shop 20 x 2

Land cover (timber, pastures, etc): residential w some timber

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

Other pertinent information (attach additional pages if needed): yes +

### 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

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



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: Ajusant

County Road Name: Riley Creek Park dr.

Which fire district will serve the project site? West side fire district

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: \_\_\_\_\_

Date: \_\_\_\_\_

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

Date: \_\_\_\_\_