



BONNER COUNTY PLANNING DEPARTMENT

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VARIANCE APPLICATION

FOR OFFICE USE ONLY:

FILE #

VAC0009-25

RECEIVED:

04/15/2025

- ☒ 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 _____ foot setback to allow for the construction of:
(Specify the type of structure and use) _____

- ☒ Other (Please specify) For 38% impervious coverage up from 35%

APPLICANT INFORMATION:

Landowner's name: Christopher & Deon Mayer

Mailing address: [REDACTED]

City: Sagle

State: ID

Zip code: 83860

Telephone: [REDACTED] (Deon)

Fax:

E-mail: [REDACTED]

REPRESENTATIVE'S INFORMATION:

Representative's name: Scott Schriber

Company name: Selk Valley Construction

Mailing address: 667 Triangle Dr

City: Ponderay

State: ID

Zip code: 83852

Telephone: 208 263-1808

Fax:

E-mail: Scott@selkvalley.com

ADDITIONAL APPLICANT/REPRESENTATIVE INFORMATION:

Name/Relationship to project:

Company Name:

Mailing Address:

City:

State:

Zip Code:

Telephone:

Fax:

E-mail:

PARCEL INFORMATION:

Section #: 25	Township: 57N	Range: 2W	Parcel acreage: 1.03
Parcel # (s): RP037510000030A			
Legal description: 25-57N-2W Tranquility Shores Lot 3 CPWRS			
Current landowner's name: Christopher & Deon Mayer			
Current zoning: Rural 5 (R-5)		Current use:	
What zoning districts border the project site? N/A			
North: Lake		East: R-5	
South: R-5		West: R-5	
Comprehensive plan designation:			
Uses of the surrounding land (describe lot sizes, structures, uses):			
North: N/A - Lake			
South: 20.8 Acre 106-Productivity Forest Land			
East: 1.3 Acre Single Family Res			
West: .807 Acre Single Family Res			
Within Area of City Impact?: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		If yes, which city?: Eagle	
Detailed directions to site: From Sandpoint: 95 South to Bottle Bay rd. East on Bottle Bay Rd. until 3633			

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.*

Same as all surrounding properties

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?*

original site plan was approved with
inaccurate information

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 structure is already Built & is has not been & will not be in conflict w/ public interest

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: Paved Bottle Bay rd
to Paved Drive way that is 12' wide w/ 9 to 10% slope

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:

Like surrounding properties on Bottle Bay Rd. Topography is steep running from county rd. to lake w/ max slope 30% w/ little to no Natural Rock formations & has been benched to build on.

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

on the shore of Lake Paul Oreille

Is site within a floodplain? ☐ Yes ☐ No Firm Panel #: _____ Map designation: _____

Springs & wells: _____

Private Well: well ID 470173
Permit # 905990

Existing structures (size & use): _____

Single family Res = 3,133 ✓
Shop = 1,440 ✓

Land cover (timber, pastures, etc): _____

Are wetlands present on site? ☒ Yes ☐ No Source of information: High water Mark

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: Complex

Explain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details: Permit #'s 92-09-25364
29-09-05357

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: Private Well ID 470173
Permit # 105790

Distance (in miles) to the nearest:

Public/Community Sewer System:	Solid Waste Collection Facility:
Public/Community Water System:	Fire Station:
Elementary School: <u>Sage</u>	Secondary Schools: <u>Sandpoint</u>
County Road: <u>Bottle Bay</u>	County Road Name:

Which fire district will serve the project site? South Side Fire

Which power company will serve the project site? Aureta

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: _____

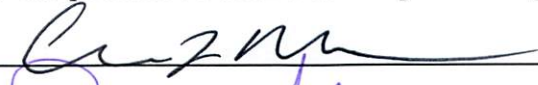
Hazardous Areas: _____


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: 4/14/25

Landowner's signature:  Date: 4/14/25