



BONNER COUNTY PLANNING DEPARTMENT

1500 HIGHWAY 2, SUITE 208, SANDPOINT, ID 83864 (208) 265-1458 (208) 265-1463 (FAX)
planning@bonnercountyid.gov (email) www.bonnercountyid.gov (web page)

VARIANCE APPLICATION

FOR OFFICE USE ONLY:

FILE #

RECEIVED:

- ☒ Administrative Variance
☐ Public Hearing Required

April 23, 2025
dbritt

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) EVES OFF HOUSE AND SMALL PORCH OUT THE BACK DOOR.

☐ Other (Please specify) _____

APPLICANT INFORMATION:

Landowner's name: JOSEPH S. PERRY - CYNTHIA L. PERRY

Mailing address: _____

City: ATHOL State: ID. Zip code: 83801

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 #: 26 Township: 54 Range: 3 WEST Parcel acreage: 5.0
Parcel # is: LOT 3 RP013610000030A
Legal description: 216 MARB MEADOWS, ATHOL, ID, 83801

Current landowner's name: JOSEPH S. PERRY

Current zoning: RESIDENTIAL

Current use: RESIDENTIAL

What zoning districts border the project site?

North: SAME

East: SAME

South: SAME

West: SAME

Comprehensive plan designation:

Uses of the surrounding land (describe lot sizes, structures, uses):

North: 5 ACRE 10TS

South: 30 ACRE 10T

East: 10 + ABOVE ACRE 10TS

West: 5 ACRE 10T

Within Area of City Impact? ☐ Yes ☒ No If yes, which city?:

Detailed directions to site: MARB MEADOWS IS OFF MINERAL RIDGE
FRONTAGE ROAD TO HWY 95 LOT 3 IS THIRD 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 12-23-4(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. MY GENERAL CONTRACTOR THAT IS BUILDING MY HOME THOUGHT THE SET BACK OF 25' WAS MEASURED FROM THE FOUNDATION. THAT MEASUREMENT IS 25'6". THE HOUSE IS 76' LONG ON THE SIDE IN QUESTION. I WOULD LIKE TO HAVE A 24" EYE ALONG THE HOUSE, AND A SMALL SIAB AND OVERHANG WHERE THE BACK DOOR IS. SO I NEED 18" MORE ALONG THE HOUSE FOR THE EYE, AND WHERE THE DOOR IS 5' MORE.

Explain how special conditions and circumstances do not result from the actions of the applicant. BCRC 12-23-4(b) Example: Did the applicant reduce the size of his/her parcel, thereby creating an "unbuildable" parcel? THIS SPOT WAS CHOSEN TO BUILD BECAUSE IT WAS THE ONLY SPOT FLAT AND LEVEL. IT IS ALSO ELEVATED. THE REST OF THE PROPERTY IS HEAVILY TREED, AND ON A SLOPE. THERE WAS A SIGNIFILANT FINANCIAL CHALLENGE TO BUILD ANY WHERE ELSE.

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?

THERE WOULD BE NO CONFLICT WITH MY NEIGHBOR ON THIS WESTERN PROPERTY LINE. IT IS OPEN FOREST. HE IS BUILDING QUITE A DISTANCE AWAY FROM ME.

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: MARA MEADOWS IS A PAVED PRIVATE ROAD LEADING TO MY BASED DRIVEWAY.

☐ 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:

GENTLE SLOPE UP TO THE SOUTH FROM MARA MEADOWS INTO 660' PROPERTY.

Water courses (lakes, streams, rivers & other bodies of water): NONE

Is site within a floodplain? ☐ Yes ☒ No

Firm Panel #: _____ Map designation: _____

Springs & wells: _____

Existing structures (size & use): NONE

Land cover (timber, pastures, etc): TIMBER

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: SEPTIC

Explain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details: SEPTIC SYSTEM APPROVED BY PAN HANDIE HEATH

Water will be supplied by:

☐ Existing public or community system - List name of provider: _____

☐ Proposed Community System - List type & proposed ownership: _____

☒ Individual well: 700' WELL WITH 14 GPM

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:

County Road Name:

Which fire district will serve the project site? SELKIRK

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: _____

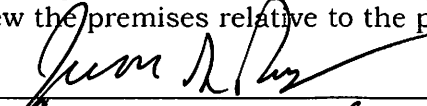
Special Areas or Sites: _____

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: 4-16-25

Landowner's signature: Cynthia L. Perry Date: 4-16-25