



BONNER COUNTY PLANNING DEPARTMENT

1500 HIGHWAY 2, SUITE 208, SANDPOINT, ID 83864 (208) 265-1458 (208) 265-1463 (FAX)
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VARIANCE APPLICATION

FOR OFFICE USE ONLY:

FILE #

VA0012-25

RECEIVED:

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kyle.snider, 4/30/2025, 7:19:18 AM

- ☒ 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 17'6" foot setback to allow for the construction of:
(Specify the type of structure and use) GARAGE/ADU ON LOT

☒ Other (Please specify) SUBMITTED PLAN SHOWS AN APPROXIMATE 380 SF ENCROACHMENT INTO THE 25 FT SETBACK OF THE RIGHT OF WAY. THE BUILDING IS CURRENTLY LIKELY TO BE SITED A FEW FEET LESS INTO THE SETBACK AREA. REQUEST IS TO ALLOW A MAXIMUM ENCROACHMENT INTO THE SETBACK RIGHT OF WAY OF 380 SF.

APPLICANT INFORMATION:

Landowner's name: GARY CARTISANO

Mailing address: [REDACTED]

City: SANDPOINT

State: IDAHO

Zip code: 83864

Telephone: [REDACTED]

Fax: CALL FIRST

E-mail: [REDACTED]

REPRESENTATIVE'S INFORMATION:

Representative's name: SAME

Company name:

Mailing address:

City:

State:

Zip code:

Telephone:

Fax:

E-mail:

ADDITIONAL APPLICANT/REPRESENTATIVE INFORMATION:

Name/Relationship to project: SAME

Company Name:

Mailing Address:

City:

State:

Zip Code:

Telephone:

Fax:

E-mail:

PARCEL INFORMATION:

Section #: 57	Township: NO 2W	Range: 2W	Parcel acreage: 0.64 ⁺ Acre
Parcel # (s): PARCEL-1			
Legal description: A TRACT OF LAND SITUATED IN GOVERNMENT LOT 1, SECTION 28, TOWNSHIP 57, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED IN THE ATTACHED LEGAL DESCRIPTION AND BY RECORDED SURVEY			
Current landowner's name: GRAY CARTISANO			
Current zoning: SUBURBAN RURAL		Current use: SINGLE FAMILY/VACANT	
What zoning districts border the project site? SANITZ			
North: SF Suburban		East: SF Suburban	
South: SF Suburban		West: SF Suburban	
Comprehensive plan designation: SF Suburban			
Uses of the surrounding land (describe lot sizes, structures, uses):			
North: Single Family Rural Residential			
South: Single Family Rural Residential			
East: Single Family Rural Residential			
West: LAKE - BODY OF WATER			
Within Area of City Impact?: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, which city?:			
Detailed directions to site: Hwy 95 South to Bottle Bay Road turn left go 3.4 miles to site - 3385 Bottle Bay Road			

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. THIS REQUESTED BUILDING PERMIT IS BEING LOCATED ON THE MOST FEASIBLE AND PRACTICABLE AREA ON THE LOT WHICH WILL ENCRoACH APPROXIMATELY 9 FEET INTO THE RIGHT OF WAY SETBACK AREA. THIS ENCRoACHMENT IS OVER 20 FEET BELOW THE EXISTING GRADE/LEVEL OF BOTTLE BAY ROAD. THE TOPOGRAPHY OF THE SITE NECESSITATES THIS MINOR ENCRoACHMENT WHICH HAS NO SIGNIFICANT IMPACT ON ANY OTHER USE.

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? THIS LOT WAS CREATED MANY DECADES AGO AND OWNER IS SEEKING TO NOW USE THIS LOT FOR THIS PERMIT.

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 SUBJECT LOT ACCESS ROAD HAS BEEN EXISTING FOR DECADES AND THIS ENCROACHMENT FOR THIS PERMIT TO BUILD THIS GARAGE ADU IS ON THE FOOTCOT OUTWARD AREA OF THE RIGHT OF WAY SETBACK AREA - THERE IS NO CONFLICT OR CHANGE BY OWNER WHICH AFFECTS THE 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: PAVED ACCESS ROAD ON OWNERS PROPERTY TO WHICH ONE DRIVES DOWN TO THE SUBJECT BUILDING LOCATION

☐ 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:

THE SITE IS BEDROCK WITH FRACTURED ROCK. SOME STEEP GRADIENTS WITH A LEVEL BUILDING PAD FOR THE SUBJECT REQUESTED BUILDING PERMIT

Water courses (lakes, streams, rivers & other bodies of water): LAKE PEAN DRILL TO THE WEST

Is site within a floodplain? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Firm Panel #:	Map designation:
Springs & wells: <u>WATER WELL WILL SERVE THE BUILDING.</u> <u>EXISTING</u> <u>NO SPRINGS EXIST ON SITE</u>		
Existing structures (size & use): <u>LOT IS VACANT OF STRUCTURE - HAS FIREWOOD STORAGE AND AWAITING A NEW GARAGE / ADD TO BEST UTILIZE THE PROPERTY</u>		
Land cover (timber, pastures, etc): <u>NATURAL VEGETATION, SOME MATURE TREES.</u>		
Are wetlands present on site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Source of information: <u>26 years of ownership</u>		
Other pertinent information (attach additional pages if needed):		

SERVICES:

Sewage disposal will be provided by:	
<input type="checkbox"/>	Existing Community System - List name of sewer district or provider and type of system:
<input type="checkbox"/>	Proposed Community System - List type & proposed ownership:
<input checked="" type="checkbox"/>	Individual system - List type: <u>ADVANTECH Septic System - OFFSITE DRAINFIELD</u>
Explain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details: <u>OFF SITE SEPTIC DRAINFIELD IS OPERATING AND PERMITTED PER PALLANDE HEALTH DISTRICT PERMITS LONG IN PLACE.</u>	

Water will be supplied by:	
<input type="checkbox"/>	Existing public or community system - List name of provider: _____
<input type="checkbox"/>	Proposed Community System - List type & proposed ownership: _____
<input checked="" type="checkbox"/>	Individual well: <u>INSTALLED 1984 PER RECORDS</u>
Please explain the water source, capacity, system maintenance plan, storage and delivery system and other details: <u>EXCELLENT WATER WELL WILL MORE THAN COVER THE ADO DEMAND.</u>	
Distance (in miles) to the nearest:	
Public/Community Sewer System: <u>POT UNKNOWN</u>	Solid Waste Collection Facility: <u>WASTE MUNGANT</u> ^{site serviced}
Public/Community Water System: <u>LOT KNOWN</u>	Fire Station: <u>SAGLE - ALGOMA 5 miles</u>
Elementary School: <u>SAGLE - 3.5 miles</u>	Secondary Schools: <u>SANDPOINT 5 miles</u>
County Road: <u>BOTTLE BAY ROAD ADJACENT</u>	County Road Name: <u>BOTTLE BAY ROAD ADJACENT</u>
Which fire district will serve the project site? <u>SILKIRK FIRE DISTRICT/SAGLE</u>	
Which power company will serve the project site? <u>AUSTIN IN PLACE.</u>	

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: <u>OWNER WISHES TO USE HIS LOT FOR THE PERMITTED REQUEST</u>	
Population: <u>GUESTS/POSSIBLE 2 ADDITIONAL RESIDENTS</u>	
School facilities & Transportation: <u>LIKELY LOW TO NO IMPACT/SEASONAL</u>	
Economic Development: <u>FUNDS GENERATED DURING CONSTRUCTION</u>	
Land Use: <u>HIGHEST AND BEST USE OF PROPERTY IS AS REQUESTED BY OWNER</u>	
Natural Resources: <u>OWNER SEEKS TO PRESERVE AS BEST POSSIBLE THE NATURAL ENVIRONMENT OF THE PROPERTY WITH MINIMAL IMPACTS AS POSSIBLE IN ORDER TO BEST USE THE PROPERTY.</u>	
Hazardous Areas: <u>NONE</u>	
Public Services: <u>LOW IMPACT ON PUBLIC SERVICES</u>	
Transportation: <u>LOW DENSITY EQUALS LOW USE OF ROADS</u>	

Recreation: THIS SITE OFFERS THE RESIDENTS THE JOY OF EXPERIENCING THE MAGNIFICENCE OF LIVING ON A GREAT BODY OF WATER.

Special Areas or Sites: THOUGHTFUL AND CAREFULLY THOUGHTOUT DESIGN AND USE OF THE SITE

Housing: OFFERS FUNCTIONAL AND UTILITY USE OF THE SITE AS WELL AS HOUSING

Community Design: THE SITE IS PRIVATE YET DESIGN AND LONG TERM AESTHETICAL APPEARANCE.

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:

Guy Cartmire

MARCH 18, 2025

Date:

Landowner's signature:

Date: