



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 #

VA0013-25

RECEIVED:

- ☒ Administrative Variance
☐ Public Hearing Required

4/25/25
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PROJECT DESCRIPTION:

The applicant is requesting a variance from a: Depth/Width 20% deviation. 3.8:1

☐ 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) _____

APPLICANT INFORMATION:

Landowner's name: Sellers, Dustin & Lisa

Mailing address: _____

City: Honolulu

State: HI

Zip code: 96821

Telephone: _____

Fax: _____

E-mail: _____

REPRESENTATIVE'S INFORMATION:

Representative's name: Jeremy Grimm - Planner

Company name: Whiskey Rock Planning

Mailing address: 614 Creekside Lane

City: Sandpoint

State: ID

Zip code: 83864

Telephone: 208-946-9944

Fax: _____

E-mail: jeremy@whiskeyrockplanning.com

ADDITIONAL APPLICANT/REPRESENTATIVE INFORMATION:

Name/Relationship to project: Steve @ Golandsurveying

Company Name: _____

Mailing Address: _____

City: Sandpoint

State: ID

Zip Code: 83864

Telephone: (208)-946-9203

Fax: _____

E-mail: stevenb@golandsurveying.com

PARCEL INFORMATION:

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|--|--------------|--|---------------------|
| Section #:17 | Township:56N | Range:1E | Parcel acreage:2.03 |
| Parcel # (s):RP56N01E17022A | | | |
| Legal description:17-56N-1E TAX 57 | | | |
| Current landowner's name:Sellers, Dustin & Lisa | | | |
| Current zoning:Rural 10 | | Current use:532-ronresid imprv on cat12/15 | |
| What zoning districts border the project site?Rural 10 | | | |
| North:R-10 | | East:R-10 | |
| South:R-10 | | West:R-10 | |
| Comprehensive plan designation:RR | | | |
| Uses of the surrounding land (describe lot sizes, structures, uses): | | | |
| North: 5.9 Ac Residential | | | |
| South:9 Ac Applicant Owns. 515-Rural Sub Vac | | | |
| East:Lake | | | |
| West:9 Ac Applicant Owns. 515- Rural Sub Vacan | | | |
| Within Area of City Impact?: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | | If yes, which city?: | |
| Detailed directions to site: US 95 to Sagle RD > Camp Bay > Elliot Bay. | | | |
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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. See attached.*

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? See attached.*

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?* See attached

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: 1895 Elliot Bay 12' gravel

☒ 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: Elliot Bay Road. Accessed from Camp Bay Road.

☐ 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 meadow areas but does include some steep 30%+ slopes toward the lake.

Water courses (lakes, streams, rivers & other bodies of water):
Lake to the east.

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|---|---------------------------|---------------------------|
| <hr/> <hr/> <hr/> | | |
| Is site within a floodplain? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | Firm Panel #: <u>Lake</u> | Map designation: <u>x</u> |
| Springs & wells: <u>No.</u> <hr/> <hr/> <hr/> <hr/> | | |
| Existing structures (size & use): <u>No.</u> <hr/> <hr/> <hr/> <hr/> | | |
| Land cover (timber, pastures, etc): <u>Pasture with a few conifers.</u> <hr/> <hr/> <hr/> <hr/> | | |
| Are wetlands present on site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | | |
| Source of information: <u>National Map</u> | | |
| Other pertinent information (attach additional pages if needed): <u>See attached.</u> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> | | |

SERVICES:

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| Sewage disposal will be provided by: | |
| <input type="checkbox"/> | <u>Existing Community System - List name of sewer district or provider and type of system:</u> <hr/> <hr/> |
| <input type="checkbox"/> | <u>Proposed Community System – List type & proposed ownership:</u> <hr/> <hr/> |
| <input checked="" type="checkbox"/> | <u>Individual system – List type: Not a BLP request. Future building would be served by septic.</u> |
| Explain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details: <u>Future development would secure PHD approval for on site septic.</u> <hr/> <hr/> | |

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| 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: No BLP. Future development would draw from lake or 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: 2.9M | Solid Waste Collection Facility: 11 M |
| Public/Community Water System: 2.9 M | Fire Station: 10 M |
| Elementary School: 8.5 M | Secondary Schools: 10 M |
| County Road: 1.25M | County Road Name: Camp Bay |
| Which fire district will serve the project site? <u>Sagle/Selkirk</u> | |
| Which power company will serve the project site? <u>Avista</u> | |

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| 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>See attached</u> _____ _____ | |
| Population: <u>See attached</u> _____ _____ | |
| School facilities & Transportation: <u>See attached</u> _____ _____ | |
| Economic Development: <u>See attached</u> _____ _____ | |
| Land Use: <u>See attached</u> _____ _____ | |
| Natural Resources: <u>See attached</u> _____ _____ | |
| Hazardous Areas: <u>See attached</u> _____ _____ | |
| Public Services: <u>See Attached</u> _____ _____ | |
| Transportation: <u>See attached.</u> _____ | |

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| Recreation: <u>See attached</u> <hr/> <hr/> |
| Special Areas or Sites: <u>See attached</u> <hr/> <hr/> |
| Housing: <u>See attached</u> <hr/> <hr/> |
| Community Design: <u>See attached</u> <hr/> <hr/> |
| 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: Landowner Rep. Jeremy Grimm Date: 4.25.25

Landowner's signature: _____ Date: _____