



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 # <p style="text-align:center">VA0016-25</p> Public Hearing Required: Yes <input type="checkbox"/> No <input type="checkbox"/>	RECEIVED: Revision Received 2/25/26
---	--

PROJECT DESCRIPTION:

The applicant is requesting a variance from a (*request will be actual measurement, i.e. a structure is measured at 20 feet from the property line, the request will be 20 feet, where 25 feet is required*):

<input checked="" type="checkbox"/> Street Setback (21 feet)	<input type="checkbox"/> Shoreline Setback (___ feet)
<input checked="" type="checkbox"/> Property Line Setback (4 feet)	<input type="checkbox"/> Bulk Increase (Volume) (___ % increase)
<input type="checkbox"/> Lot and/or Impervious Surface Coverage (___%)	<input type="checkbox"/> Lot/Parcel Size Minimum (___ acres)
<input type="checkbox"/> Depth to Width Ratio (___ :1)	<input type="checkbox"/> Other: _____

APPLICANT INFORMATION:

Landowner's name: Daniel williams and Stacy williams		
Mailing address: [REDACTED]		
City: Priest River	State: ID	Zip code: 83856
Telephone: [REDACTED]	Fax:	
E-mail: [REDACTED]		

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 #:	Township:	Range:	Parcel acreage: .128
Parcel # (s): RP001120030080A			
Legal description: 29-56N-5W ELDERS LAKEVIEW LOTS BLK 3 LOT 8			
Current landowner's name: williams, Daniel S & Stacy M			
Current zoning: 537-Resid improv on cat 15		Current use: Primary Single Family Residence	
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:			
South:			
East:			
West:			
Within Area of City Impact?: <input type="checkbox"/> Yes <input type="checkbox"/> No		If yes, which city?:	

NARRATIVE STATEMENT

(ADDITIONAL DOCUMENTATION MAY BE SUBMITTED FOR NARRATIVE STATEMENT, IF NECESSARY):

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.*

We are asking for a variance of 4'9" from 25 ft set back requirement for street set backs. As noted by the inspector the contractor on the build measured from the old survey and this resulted in the variance. We are also asking for 4 ft variance for the 16ft long porch that is the main entrance and fire safty exit for the main floor of the home. This home was a difficult build durying Covid 19. The home was built on a steep site with a small lot size. Everyone in the county have helped so much with great inspectors throught the process.

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?*

Builder had measured from old pins not from new survey.

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?*

Non of the varaince we are asking for effect access to or property of neighbors property. The Porch entrace is for access in and out of the home and a vital exit in case of a fire on the main floor. The street setback does not effect access to the home or any other neighbors access , noise, vibration, light glare. These varaiance have no conflict with public health, safety or welfare.

ACCESS INFORMATION:

Please check appropriate boxes:

Private Easement
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
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
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:

Water courses (lakes, streams, rivers & other bodies of water):
on Pend Oreille River

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

Springs & wells: Private well on Property

Existing structures (size & use):

Land cover (timber, pastures, etc):
Natural forest.

Are wetlands present on site? Yes No

Source of information: _____

Other pertinent information (attach additional pages if needed):

On site Septic system with offsite drainfield.

Power: Provided by Inland Power and Light 10110 W. Hallett Road, Spokane, WA 99224

Water: Private Well on Property

Fire: Oldtown Fire Station 3- 4458 Old Priest River Road, Oldtown ID

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: *Stacy Williams* Date: 2/24/2026
DocuSigned by: 2C503B099A23423...

Landowner's signature: *Stacy Williams* Date: 2/24/2026
3D1BBCE0717846D...