



# BONNER COUNTY PLANNING DEPARTMENT

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## VARIANCE APPLICATION

### FOR OFFICE USE ONLY:

FILE #

VA0017-25

- ☐ Administrative Variance  
☐ Public Hearing Required

RECEIVED:

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JUN 04 2025

BONNER COUNTY  
PLANNING DEPARTMENT

### 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 30% foot setback to allow for the construction of:  
(Specify the type of structure and use) Construction of an owner occupied single family residence.  
Owner is requesting a 30% reduction in waterfront setback and 30% front and side yard setbacks.

☐ Other (Please specify) \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### APPLICANT INFORMATION:

Landowner's name: Brooke & Rozanne Edwards

Mailing address: [REDACTED]

City: Sagle

State: Idaho

Zip code: 83860

Telephone: [REDACTED]

Fax:

E-mail: [REDACTED]

### REPRESENTATIVE'S INFORMATION:

Representative's name: Scott Brown

Company name: Sewell & Associates, LLC

Mailing address: 1319 North Divison Ave

City: Sandpoint

State: ID

Zip code: 83864

Telephone: 208-263-4160

Fax:

E-mail: admin@jasewell.com

### ADDITIONAL APPLICANT/REPRESENTATIVE INFORMATION:

Name/Relationship to project:

Company Name:

Mailing Address:

City:

State:

Zip Code:

Telephone:

Fax:

E-mail:



**PARCEL INFORMATION:**

Section #:34	Township:57N	Range:01W	Parcel acreage: .279
Parcel # (s): RP57N01W346010A			
Legal description: 34-57N-1W GOV LOT 1 S OF LOT 11A & LOT 10A SHAFFERS LESS TAX 5; TAX 4 Spit/Peninsula-CPWRS			
Current landowner's name: Brooke & Rozanne Edwards			
Current zoning: R-10		Current use: Vacant land	
What zoning districts border the project site?			
North: Residential rural improved		East: Residential rural	
South: residential rural		West: Lake Ponderay	
Comprehensive plan designation:			
Uses of the surrounding land (describe lot sizes, structures, uses):			
North: Waterfront recreational cabins & 2nd residential homes. Most waterfront lots 1 acre or less.			
South: Several cabins built on the shoreline on less than 1 acre parcels			
East: Several large parcels with improvements and homes on parcels > 10 acre.			
West: Lake Ponderay			
Within Area of City Impact?: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		If yes, which city?:	
Detailed directions to site: _____			
_____			
_____			
_____			
_____			

**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. The topography of this parcel results in waterfront on two sides of the lot which severely reduces the building envelope. The only logical solution to resolve this dilemma is to request an administrative variance reducing the waterfront setback and front and side yard setbacks by 30% as allowed under current variance regulations. This would allow the construction of a residence of 2000 square feet or less.*

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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? The topography and special features of this parcel such as the cove on the South end of the parcel are all a result of natural land formation and centuries of water sculpturing.*

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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?* None of the improved lots in the area to the North and South of this parcel will be impacted by granting this variance. The residence to the North of this parcel was built on the hillside across the road off Bottle Bay Rd so the their waterfront will not be impacted by any future building since it is already built on. The improved parcel to the South is buffered by two undeveloped lots between their parcel and the subject parcel. There is no buildable waterfront land available for these two parcels they will have to build on the East side of Bottle Bay Rd. Any impact on ingress /egress will be minimal since the road is not being altered and the owners already live fulltime in the area.

#### 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: Existing paved road approxiamtely 15 feet wide at the apex of Eureka Rd and East Bottle Bay rd. Easement recorded Oct 18, 1963 #92592
- ☒ 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: Existing private paved road 20 feet wide borders this parcel (non county owned.) East Bottle Bay Rd.

#### 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: From the North, the parcel borders East Bottle Bay Rd for 114 ft then slopes 45 degrees to the lake. From the NE corner the lot is flat and runs 48 feet West then slopes off 30 degrees to a bench 18 x 44 feet to a Western sea wall that runs North and South 157 feet to the Southern boundary of the parcel and the spit/cove and second waterfront feature. The widest portion of the lot is 95 feet from East Bottle Bay Rd Westerly to the sea wall.

Water courses (lakes, streams, rivers & other bodies of water): Seasonal creek on Southeastern lot across Bottle Bay Rd.

Is site within a floodplain? ☒ Yes ☐ No Firm Panel #: Below Map designation: AE

Springs & wells: Firm Panel # 16017C0975E

Typical ground well 75ft depth output 25 gallons/min.

Existing structures (size & use): Grandfathered and permitted 10 ft x 20 ft boat house.

Land cover (timber, pastures, etc): Ground cover vegetation 15%, clear space 40%, timber 45%.

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:  
Bottle Bay water sewer district, parcel has paid share.



Proposed Community System - List type & proposed ownership:



Individual system - List type:

Explain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details:

Water will be supplied by:	
<input type="checkbox"/>	<u>Existing public or community system</u> - List name of provider: _____
<input type="checkbox"/>	<u>Proposed Community System</u> - List type & proposed ownership: _____ _____
<input checked="" type="checkbox"/>	<u>Individual well: Shared with other owned residence at 74 Eureka Rd. 75ft depth 25 gal/min.</u>
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: onsite	Solid Waste Collection Facility: approximately 2.5 m
Public/Community Water System: none	Fire Station: Approximately 1 mile from site
Elementary School: <u>Sagle</u>	Secondary Schools: <u>unknown</u>
County Road: <u>East Bottle Bay</u>	County Road Name: <u>Bottle Bay Rd</u>
Which fire district will serve the project site? <u>Sagle approx 1 mile to station.</u>	
Which power company will serve the project site? <u>Avista</u>	
<b>How is the use/plan in accordance with the general and specific objectives of the Comprehensive Plan? (Copy of goals and objectives attached)</b>	
Property Rights: <u>There will be no impact on individual property owners</u> _____ _____	
Population: <u>Consistent with community growth expectations.</u> _____ _____	
School facilities & Transportation: <u>Parcel borders county/private road.</u> _____ _____	
Economic Development: <u>Bottle Bay is an older waterfront community that will benefit from new construction which will improve the community and stimulate new growth.</u> _____ _____	
Land Use: <u>Consistent with comprehensive plan.</u> _____ _____	
Natural Resources: <u>Granting this variance will not affect any natural resources.</u> _____ _____	
Hazardous Areas: <u>No known areas</u> _____ _____	
Public Services: <u>No public services are required.</u> _____ _____	
Transportation: <u>East Bottle Bay road is a partnership between Bonner County Road department and private local property owners.</u>	

Recreation:	<u>There are no known recreational sites to consider, most properties are private ownership</u>
Special Areas or Sites:	<u>No special areas</u>
Housing:	<u>Allowing this variance will provide the best fit for this lakeside waterfront parcel.</u>
Community Design:	<u>This parcel will be consistent with the current and future community expectations for the area.</u>
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: *Brooks Edwards* Date: 6-3-2025

Landowner's signature: *Brooks Edwards* Date: 6-3-2025