



BONNER COUNTY PLANNING DEPARTMENT

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VARIANCE APPLICATION

FOR OFFICE USE ONLY:

FILE #

V0021-25

RECEIVED:

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david.fisher , 6/3/2025, 10:06:52 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 12 foot setback to allow for the construction of:
(Specify the type of structure and use) Singal Family Home

☐ Other (Please specify) _____

APPLICANT INFORMATION:

Landowner's name: Mike Kirkpatrick

Mailing address: _____

City: Sandpoint

State: ID

Zip code: 83864

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 #: | Township: | Range: | Parcel acreage: .5 |
| Parcel # (s): RP004029040160A | | | |
| Legal description: Lot 16 Block 4 OF Schweitzer Basin Village First Addition. | | | |
| Current landowner's name: Mike Koikpotuk | | | |
| Current zoning: | Current use: primary Home Single Family | | |
| What zoning districts border the project site? | | | |
| North: | East: | | |
| South: | West: | | |
| Comprehensive plan designation: | | | |
| Uses of the surrounding land (describe lot sizes, structures, uses): .5 Acre / Home | | | |
| North: | | | |
| South: | | | |
| East: | | | |
| West: | | | |
| 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 REASON FOR A VARIANCE is the property line angle and the desired home angle to properly align with the driveway created a small pinch point in the N.E. corner.

(See Attached) pages

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 N.E. corner did move over further than planned due to adjusting the house angle to better align with driveway.

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 ~~Variance~~ ~~request~~ will not effect the neighboring property in any way. The angle of the roof will still allow proper snow storage and the structures have enough set back for fire prevention and access for fire equipment.
Storm water management stays the same and vegetation.

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: Gravel Driveway



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:

See Building Permit Info. BLP 2023-0600

Water courses (lakes, streams, rivers & other bodies of water): N/A

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

Springs & wells: _____

Existing structures (size & use): primary Home 32 x 44

Land cover (timber, pastures, etc): Timber / Rock / Planted GRASS

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: M.V.C MTA utility CO

☒ 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:

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

Water will be supplied by:



Existing public or community system - List name of provider: Schmitze Basin Water System



Proposed Community System - List type & proposed ownership: _____



Individual 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: 1/2 - 1

Solid Waste Collection Facility: 1

Public/Community Water System: 1/2

Fire Station: 1

Elementary School: 10

Secondary Schools: 12

County Road: 1/4

County Road Name: _____

Which fire district will serve the project site? Schweitzer Fire

Which power company will serve the project site? N.C.I.

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: _____

Landowner's signature: _____

Date: _____