



# BONNER COUNTY PLANNING DEPARTMENT

1500 HIGHWAY 2, SUITE 208, SANDPOINT, ID 83864 (208) 265-1458 (208) 265-1463 (FAX)  
[planning@bonnercountyid.gov](mailto:planning@bonnercountyid.gov) (email) [www.bonnercountyid.gov](http://www.bonnercountyid.gov) (web page)

## VARIANCE APPLICATION

### FOR OFFICE USE ONLY:

FILE #

VA0019-25

RECEIVED:

June 13, 2025  
dbritt

Administrative Variance  
 Public Hearing Required

### PROJECT DESCRIPTION:

The applicant is requesting a variance from a:

<input type="checkbox"/> Front yard setback	<input type="checkbox"/> Rear yard setback
<input type="checkbox"/> Side yard setback	<input checked="" type="checkbox"/> Water front setback

The applicant is requesting a 33' foot setback to allow for the construction of:  
(Specify the type of structure and use) existing uncovered deck repairs and expansion, Allow us to bring an existing non-conforming deck into conformance, and to repair and expand portions of same

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

\_\_\_\_\_

\_\_\_\_\_

### APPLICANT INFORMATION:

Landowner's name: FRANK AND BARBARA O'NEILL

Mailing address: [REDACTED]

City: PRIEST LAKE

State: ID

Zip code: 83856

Telephone:

Fax:

E-mail:

### REPRESENTATIVE'S INFORMATION:

Representative's name: Ed Hatcher

Company name: Enduring Design Architecture

Mailing address: 217 Cedar St #144, Sandpoint, ID 83864

City: Sandpoint

State: ID

Zip code: 83864

Telephone: (208) 290-9306

Fax:

E-mail: [ed@enduringdesignarchitecture.com](mailto:ed@enduringdesignarchitecture.com)

### ADDITIONAL APPLICANT/REPRESENTATIVE INFORMATION:

Name/Relationship to project: Brian Reeves

Company Name: Enduring Design Architecture

Mailing Address: 217 Cedar St #144, Sandpoint, ID 83864

City: Sandpoint

State: ID

Zip Code: 83864

Telephone: (208) 290-9306

Fax:

E-mail: [brian@enduringdesignarchitecture.com](mailto:brian@enduringdesignarchitecture.com)

**PARCEL INFORMATION:**

Section #: 6	Township: 60N	Range: 4W	Parcel acreage: .378
Parcel # (s): THOMPSON'S LOTS BLK 1 LOTS 9 & 10			
Legal description: RP00463001009AA 6-60N-4W THOMPSON'S LOTS BLK 1 LOTS 9 & 10			
Current landowner's name: FRANK AND BARBARA O'NEILL			
Current zoning: Recreation		Current use: Residential	
What zoning districts border the project site?			
North: Recreation		East: n/a waterfront	
South: Recreation		West: Recreation	
Comprehensive plan designation: Resort Community			
Uses of the surrounding land (describe lot sizes, structures, uses):			
North: Residential, .403 Acres			
South: Vacant, .19 Acres			
East: n/a waterfront			
West: county road, across which is productivity forest land, 6.021 Acres			
Within Area of City Impact?: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		If yes, which city?:	
Detailed directions to site: travelling north on HWY 57, turn right onto Kalispell Bay Rd, continue ~2.18 miles on Kalispell Bay Rd. until you reach # 2176, the house is on the right side of the road, turn in to driveway.			

**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 applicant has existing conditions out of their control, in that the Existing deck was constructed some time ago, is located within the waterfront setback, and is effectively limiting the ability to have the flexibility to properly maintain and repair the existing non-conforming deck as needed, and have the ability to construct new portions as needed/necessary for their use, thus we are requesting a less than maximum administrative variance to both bring the existing non-conforming deck into conformance, and allow for future maintenance and new construction of same.

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 homeowner was unaware that the current/existing deck was constructed within the 40' waterfront setback area. Homeowner only recently became aware of the issue when they wanted to fix some areas of the existing deck that has fallen into disrepair, and look at expanding part of it. The survey done as part of the process to look at repair/expansion options revealed that the existing deck was within the setback area, thus necessitating the administrative variance to come into compliance to allow for repair work/flexibility for re-construction and adjustments to the deck area.

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?*

Granting the variance is not in conflict with public interest/detrimental to h/s/w to vicinity, will not cause obstruction of public access or cause safety hazard, nor will it cause any noise, light, glare, odor, fumes or vibration to adjoining property, as the adjoining properties and land uses all contain similar decks and uses, etc. to the existing and any proposed minor expansion/reconstruction of the existing deck.

#### 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: Paved Public Kalispell Bay Rd, paved driveway directly off of Paved road surface.

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: Mostly flat lat at public road, sloping down across site toward water.

Water courses (lakes, streams, rivers & other bodies of water): Priest Lake, is the waterfront located on the east edge of the property.

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

Springs & wells: \_\_\_\_\_

Existing structures (size & use): existing residential house, approximately 50'x40', and garage, approximately 30'x60', along with existing decks/stairs.

Land cover (timber, pastures, etc): lightly treed

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:

<input checked="" type="checkbox"/>	<u>Existing Community System - List name of sewer district or provider and type of system:</u> <u>Kalispell bay</u>
<input type="checkbox"/>	<u>Proposed Community System – List type &amp; proposed ownership:</u> _____
<input type="checkbox"/>	<u>Individual system – List type:</u> _____

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

Water will be supplied by:

<input checked="" type="checkbox"/>	<u>Existing public or community system</u> - List name of provider: <u>Kalispell bay</u>
<input type="checkbox"/>	<u>Proposed Community System</u> – List type & proposed ownership: _____
<input type="checkbox"/>	<u>Individual well:</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: ~1.5 mi.	Solid Waste Collection Facility: ~9 mi.
Public/Community Water System: ~1.5 mi.	Fire Station: ~1.5 mi.
Elementary School: ~4 mi.	Secondary Schools: ~25 mi.
County Road: Adjacent	County Road Name: Kalispell Bay Rd

Which fire district will serve the project site? West Priest Lake

Which power company will serve the project site? Northern Lights

**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: n/a

Population: n/a

School facilities & Transportation: n/a

Economic Development: n/a

Land Use: n/a

Natural Resources: n/a

Hazardous Areas: n/a

Public Services: n/a

Transportation: n/a

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: Tim O'Neill Date: 6/9/2025

Landowner's signature: Barbara O'Neil Date: 6/9/25