

Bonner County Planning Department

"Protecting property rights and enhancing property value"

1500 Highway 2, Suite 208, Sandpoint, Idaho 83864

Phone (208) 265-1458 - Fax (208) 265-1463

Email: planning@bonnercountyid.gov - Web site: www.bonnercountyid.gov

VARIANCE APPLICATION

Instructions:

1. Prior to the submittal of this application, the applicant shall discuss the proposal with a staff planner.
2. The following items shall be submitted with the variance application:

- ☒ Site plan, drawn to scale, showing location of all existing and proposed buildings, parking and loading areas, traffic access and circulation, undisturbed areas, open spaces, landscaping, refuse and service areas, utilities, signs and yards. (BCRC 12-233 and 12-222(i))
- ☐ Stormwater plan (Verify if stormwater plan is needed ~~in~~ per BCRC 12-720.2 (B), 12-720.3 (K), 12-722.2, 12-723.2, and 12-724.1.)
- ☒ Vicinity map, as defined in BCRC, Section 12-822, sufficient to show the impact of the proposal commensurate with the scale of the project. (BCRC 12-222(k))

BCRC, Section 12-822 vicinity map definition: "A map depicting the general location of the subject property to other properties, the transportation system, landmarks and other physical features within a one mile radius of the site."

- ☒ Supplemental materials which the applicant believes are supportive of the project.
- ☒ Documentation of the applicant's interest in title. (BCRC 12-222(d))
- ☐ Application filing fee. The application cannot be accepted by the planning department unless accompanied by the appropriate fees. (BCRC 12-265)



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VARIANCE APPLICATION

FOR OFFICE USE ONLY:

FILE #

RECEIVED:

- ☐ Administrative Variance
☒ Public Hearing Required

PROJECT DESCRIPTION:

The applicant is requesting a variance from a:

- ☒ Front yard setback to easement PIN ☐ Rear yard setback
☐ Side yard setback ☐ Water front setback

The applicant is requesting a 21.5 foot setback to allow for the construction of:
(Specify the type of structure and use) Shop with living quarters upstairs

☐ Other (Please specify) _____

APPLICANT INFORMATION:

Landowner's name: Murray, David A & Melinda Eh

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 #:11	Township: 56N	Range:2W	Parcel acreage:1.994
Parcel # (s):RP00069005009AA			
Legal description: 11-56N-2W COME BACK BAY 1ST BLK 5 LOT 9 PLUS SIDELINES EXTENDED			
Current landowner's name:Murray, David A & Melinda Eh			
Current zoning:532-ronresid imprv on cat12/15		Current use:532-ronresid imprv on cat12/15	
What zoning districts border the project site?Suburban			
North:Suburban		East:Suburban	
South:Suburban		West:Suburban	
Comprehensive plan designation:			
Uses of the surrounding land (describe lot sizes, structures, uses):			
North:Residential - 1.091 acres			
South:Vacant lot 1.948 acres			
East:Vacant lot 0.929 acres			
West:Residential 4.877 (across water)			
Within Area of City Impact?: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		If yes, which city?:	
Detailed directions to site: From Hwy 95 turn onto Bottle Bay Road. In .4 miles take a right onto Comeback Bay Lane. 569 Comeback Bay Lane is on the right .55 miles down that road.			

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 shop foundation was incorrectly measured from what I thought was the county right of way pin. An incorrect marker was used to measure from at that time. The original pin was later discovered to be buried about 4 inches underground. The mistake was realized after the foundation was completed. BCPD notified me that the pin I used wasn't official. That prompted me to dig around to find it.

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? As stated above, the structure was started without using the true easement pin to measure from. Given the 3.5 foot delta in distance, there is still plenty of room between the 2 story structure and the road for county and utility maintenance, including snow removal. The unique condition was my easement pin was buried and a false pin was used. Having known this I would have used the correct marker.*

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?*

There is still plenty of room between the street and the structure for snow removal or road maintenance. There is also plenty of room around the easement for that type of work or maintenance. The structure has 16 foot of clearance to the eaves to accommodate larger equipment operation if necessary. Will not impede utility use.

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: Comeback Bay Lane is paved road at standard road width, approximately 12 feet wide.
- ☐ 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:
The site is relatively flat with a slight slope downwards towards Fry Creek waterfront. There are no trees or other land features to mention.

Water courses (lakes, streams, rivers & other bodies of water):
Fry Creek slough is approximately 400 feet down from the site of the structure.

<hr/> <hr/> <hr/>		
Is site within a floodplain? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Firm Panel #: _____	Map designation: _____
Springs & wells: <u>None</u> <hr/> <hr/> <hr/> <hr/>		
Existing structures (size & use): <u>The subject structure and 2 10'x12' storage sheds.</u> <hr/> <hr/> <hr/> <hr/>		
Land cover (timber, pastures, etc): <u>Grass only. No trees or other vegetation.</u> <hr/> <hr/> <hr/> <hr/>		
Are wetlands present on site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Source of information: _____		
Other pertinent information (attach additional pages if needed): _____ <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>		

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>Southside Water & Sewer</u> <hr/>
<input type="checkbox"/>	<u>Proposed Community System - List type & proposed ownership:</u> _____ <hr/>
<input type="checkbox"/>	<u>Individual system - List type:</u> _____ <hr/>
Explain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details: _____ <hr/> <hr/> <hr/>	

Water will be supplied by:



Existing public or community system - List name of provider: Mountain Springs Water Corp.



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: 2

Solid Waste Collection Facility: 6.6

Public/Community Water System: 1

Fire Station: 4.1

Elementary School: 3.3

Secondary Schools: 5.3

County Road: 0

County Road Name: Comeback Bay Lane

Which fire district will serve the project site? Selkirk Fire Rescue

Which power company will serve the project site? Avista

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: No effect

Population: No effect

School facilities & Transportation: No effect

Economic Development: No effect

Land Use: No effect

Natural Resources: No effect


Hazardous Areas: No effect


Public Services: No effect

Transportation: No effect

Recreation: <u>No effect</u>
Special Areas or Sites: <u>No effect</u>
Housing: <u>No effect</u>
Community Design: <u>No effect</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:  Date: 7/18/25

Landowner's signature:  Date: 7/18/25