



Janna Brown &lt;janna.brown@bonnercountyid.gov&gt;

**[EXT SENDER] VA0024-25-VARIANCE-ADMINISTRATIVE-STREET SETBACK**

1 message

**Denis Twohig** <dtwohig@phd1.idaho.gov>

Thu, Aug 21, 2025 at 9:19 AM

To: Bonner County Planning &lt;planning@bonnercountyid.gov&gt;

**Public Health**  
Prevent. Promote. Protect.  
Panhandle Health District**Denis Twohig** | Technical Records Specialist 1

2101 W Pine St. Sandpoint, ID 83864

P: 208.265.6384

E: [ehapplications@phd1.idaho.gov](mailto:ehapplications@phd1.idaho.gov)W: [Panhandlehealthdistrict.org](http://Panhandlehealthdistrict.org)**IMPORTANT:** The information contained in this email may be privileged, confidential or otherwise protected from disclosure.

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**23-09-06639 VA0024-25-VARIANCE-ADMINISTRATIVE-STREET SETBACK.pdf**

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**Public Health**  
Prevent. Promote. Protect.

**Panhandle Health District**

# Panhandle Health District

*Healthy People in Healthy Communities*

August 21, 2025

Bonner County Planning Department  
1500 Highway 2, Suite 208  
Sandpoint, ID 93964

**Re: File VA0024-25 - Variance - Administrative - Street setback**

Bonner County Planning Department,

Panhandle Health District(PHD) does not have an opinion regarding the Street Setback Variance, however, PHD would like Planning and the Applicant know that there are errors/discrepancies in the application.

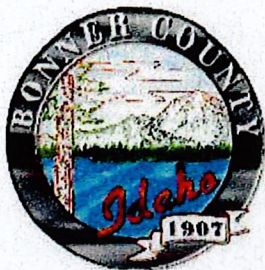
The applicant indicates on the Application that the property's sewage disposal will be provided by Existing Community System, which it will not be. The property is proposing to dispose of wastewater utilizing an Individual System. The subject parcel is not associated with the Community System that the applicant is referencing.

Thank you,

Timothy French, REHS

Sandpoint – Bonner County  
2101 W. Pine St.  
Sandpoint, ID 83864  
208.263.5159





# 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 #

RECEIVED:

- ☒ Administrative Variance  
☐ Public Hearing Required

### PROJECT DESCRIPTION:

The applicant is requesting a variance from a: Front yard setback

- ☒ Front yard setback 25'-0" ☐ Rear yard setback  
☐ Side yard setback ☐ Water front setback

The applicant is requesting a 17'-6" foot setback to allow for the construction of:  
(Specify the type of structure and use) This is a 30% reduction due to the slope of the land.  
Single family residence

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

### APPLICANT INFORMATION:

Landowner's name: Lewis E Patrick trust

Mailing address: \_\_\_\_\_

City: Scottsdale

State: Arizona

Zip code: 85267

Telephone: \_\_\_\_\_

Fax: \_\_\_\_\_

E-mail: \_\_\_\_\_

### REPRESENTATIVE'S INFORMATION:

Representative's name: Brennen Chasse

Company name: Studio Ascent

Mailing address: 203 N Washington St # 301

City: Spokane

State: WA

Zip code: 99201

Telephone: 509.795.1375

Fax: \_\_\_\_\_

E-mail: [chasse@studioascent.design](mailto:chasse@studioascent.design)

### 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: .97
Parcel # (s): RP57N01W084690A			
Legal description: 8-57N-1Wtax40			
Current landowner's name: Lewis E Patrick Trust			
Current zoning: Suburban		Current use: Vacant lot	
What zoning districts border the project site? Suburban			
North: Suburban		East: lake pend oreille	
South: Suburban		West: Suburban	
Comprehensive plan designation: Suburban			
Uses of the surrounding land (describe lot sizes, structures, uses):			
North: 1 acre, single family residence			
South: .3 acres, single family residence			
East: Lake Pend Orielle			
West: 4.6 Acres, single family residence			
Within Area of City Impact?: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, which city?: NA			
Detailed directions to site:			
From Sandpoint, head North on highway 200 for 4.5 Miles, turn right on W Oden Bay road for .9 Miles. then the lot will be on your left hand side.			

**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 lot is incredibly steep on the West and central portion then flattens out closer to the water front. We are asking for a reduction in the front yard setback in order to pull the house away from the water front and up the hill. This will not only preserve the water front but also help reduce the retaining and height needed.

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 lot owner purchased the lot in its current state. They have not manipulated the boundary lines or topography.



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?*

Allowing the reduction in street front setback will allow the waterfront to remain in a natural state.  
This will also allow emergency vehicles to more easily access the structure in case of an emergency

### 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: \_\_\_\_\_

W Oden bay Road is currently an 18' wide, two way paved road.

☐ 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 lot slopes from Oden Bay road down to Lake Pend Oreille. Over the approx. 200' deep lot the elevation drops approx. 62'

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

Lake Pend Oreille touches the Eastern edge of the property.

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

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

The property is served but the local water district.

Existing structures (size & use): \_\_\_\_\_

Vacant lot.

Land cover (timber, pastures, etc): \_\_\_\_\_

The lot has been cleared of most trees.

Are wetlands present on site? ☐ Yes ☒ No

Source of information: GIS

Other pertinent information (attach additional pages if needed): \_\_\_\_\_

Please see the proposed site plan attached.

### SERVICES:

Sewage disposal will be provided by:

☒

Existing Community System - List name of sewer district or provider and type of system:  
I believe that Jeff Bond owns the sewer system for the community.

☐

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: We are working on engineering the on site drain field.

Water will be supplied by:

☒ Existing public or community system - List name of provider: Oden bay water district

☐ 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:

We plan to tap into the water districts line.

Distance (in miles) to the nearest:

Public/Community Sewer System: .1 miles

Solid Waste Collection Facility: 4.3 Miles

Public/Community Water System: .1 miles

Fire Station: North side fire - 4.5 miles

Elementary School: 3.5 miles

Secondary Schools: 7.8 Miles

County Road: on it

County Road Name: W Oden Bay Road

Which fire district will serve the project site? North side Fire

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:

The rights should be unchanged as it is still being used as a single family residence.

Population:

The population should be unchanged as it is still being used as a single family residence.

School facilities & Transportation:

The school facilities and transportation should be unchanged as it is still being used as a single family residence.

Economic Development:

The development of this lot will add tax dollars to the community.

Land Use:

The land use should be unchanged as it is still being used as a single family residence.

Natural Resources:

The resources should be unchanged as it is still being used as a single family residence.

Hazardous Areas:

There are no hazardous areas found on site.

Public Services:

The services should be unchanged as it is still being used as a single family residence.

Transportation:

The transportation should remain unchanged as it is still being used as a single family residence.

Recreation:

The recreation should be unchanged as it is still being used as a single family residence.

Special Areas or Sites:

The special areas should be unchanged as it is still being used as a single family residence.

Housing:

The population should be unchanged as it is still being used as a single family residence.

Community Design:

The community design should be unchanged as it is still being used as a single family residence.

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: BRENNEN GLOSSE B. G. Date: 7/28/25

Landowner's signature: \_\_\_\_\_ Date: \_\_\_\_\_



NOT FOR  
CONSTRUCTION

ARCHITECT  
STUDIO ASCENT  
3033 N WOODBURY BLVD  
SUITE 100  
DALLAS, TX 75244  
214.755.1375  
studioascent.com

OWNER  
Pete's Total  
PO Box 14786  
Dallas, TX 75247  
214.455.3300  
petes-total.com

CONTRACTOR  
CONTRACTOR NAME  
CONTRACT NO.  
DATE: 10/26/2023

STRUCTURAL ENGINEER  
T.S. & ENGINEERING  
1000 N. WOODBURY BLVD  
SUITE 100  
DALLAS, TX 75244  
214.755.1375  
ts-engineering.com

NO.	DATE	DESCRIPTION
1	10/26/2023	SCHEMATIC DESIGN
2	10/26/2023	PERMIT SUBMITTAL

941 W ODEEN BAY RD  
SITE PLAN

PROJECT #  
SHEET DATE  
2023.07.28

A-001

GENERAL NOTES

- ALL ROOF OVERHANGS ARE MEASURED FROM THE EXTERIOR FACE OF STUD.
- DIMENSIONS FROM THE PROPERTY LINE TO THE FURTHEST PROJECTING WALL, FINISHED ARE NOTED ON THIS PLAN. DIMENSIONS FROM THE PROPERTY LINE TO THE FURTHEST PROJECTING WALL, FINISHED ARE NOTED ON THIS PLAN. DIMENSIONS FROM THE PROPERTY LINE TO THE FURTHEST PROJECTING WALL, FINISHED ARE NOTED ON THIS PLAN.
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SITE PLAN LEGEND

PROPERTY OR ZONE LOT LINE  
PRIMARY STRUCTURE ZONE LOT BOUNDARY  
FOUNDATION WALL FOOTPRINT BELOW  
PROPERTY OR ZONE LOT LINE  
UPPER LEVEL FOOTPRINT ABOVE  
ROOF OVERHANG ABOVE  
FENCE  
UTILITY LINE  
SCHED 40 PPG SEWER LINE

PROPOSED MAIN LEVEL FOOTPRINT  
PROPOSED GARAGE FOOTPRINT  
PROPOSED UPPER LEVEL FOOTPRINT  
PROPOSED ROOF OVERHANG FOOTPRINT

CONCRETE  
PATIO  
SPOT ELEVATION AT ORIGINAL GRADE

PEDESTRIAN ACCESS

ZONING LAND USE INFORMATION

PRIMARY SINGLE FAMILY RESIDENCE BUILDING FORM	
BUILDING FORM AND ZONING	GROSS FLOOR AREA (SF)
SINGLE-FAMILY RESIDENCE	2,729 SF
SINGLE-FAMILY RESIDENCE	3,284 SF
SINGLE-FAMILY RESIDENCE	473 SF
ATTACHED GARAGE	1,344 SF

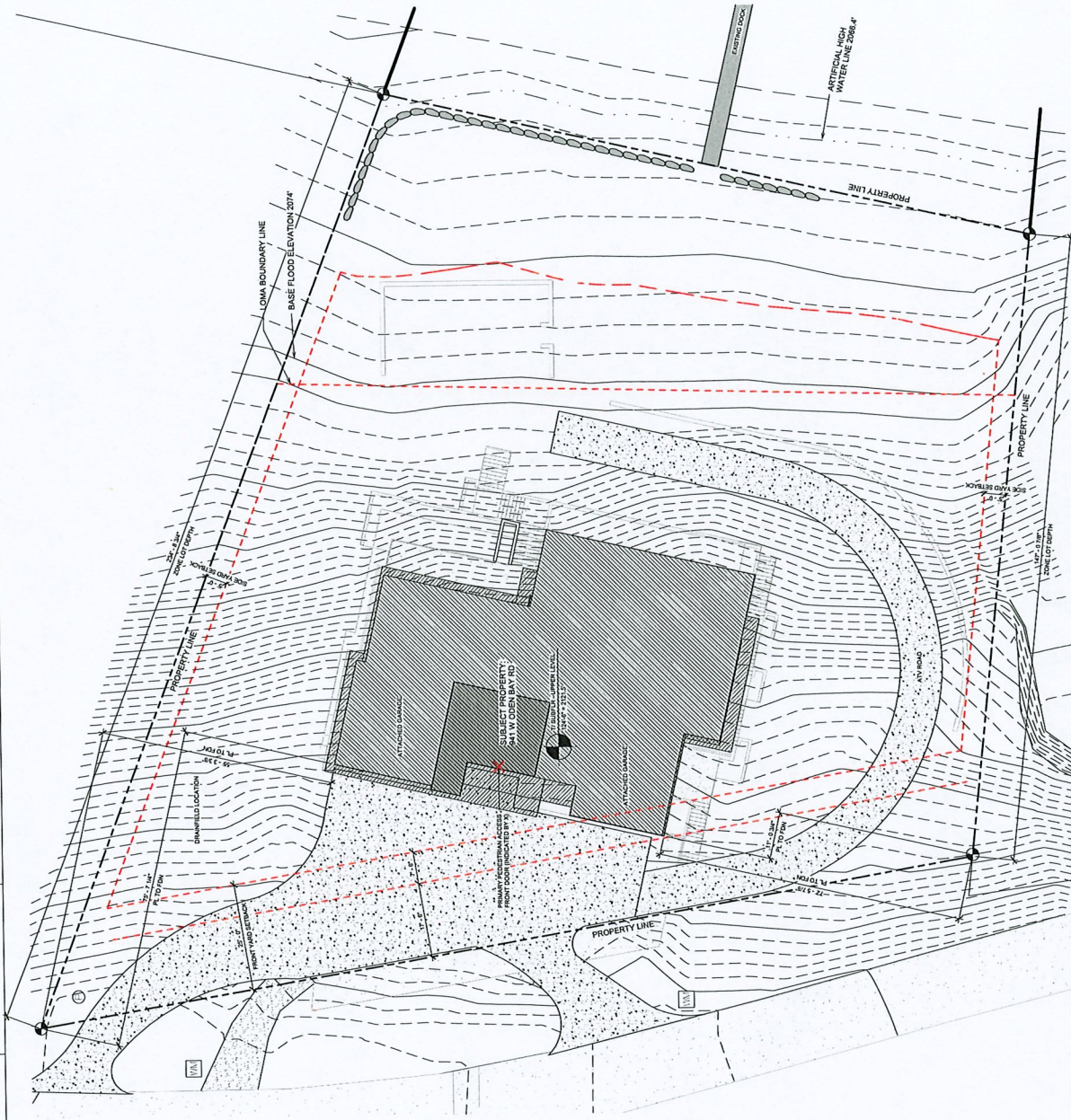
SITE AND ZONING INFORMATION

PROJECT ADDRESS:  
941 W ODEEN BAY RD  
SANDPOINT, ID 8384

ZONED LOT: BUILDING FORM:  
25.0% OR 11,345 SF

MAXIMUM ALLOWED BUILDING COVERAGE:  
25.0% OR 11,345 SF

PRIMARY STRUCTURE SETBACKS:  
FRONT (PRIMARY STREET): 25.0' OR 5'-0"



0 SITE PLAN  
300' = 1" = 0'