



BONNER COUNTY PLANNING DEPARTMENT

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

VARIANCE APPLICATION

FOR OFFICE USE ONLY:

FILE #

VA0026-25

RECEIVED:

08/25/2025

- ☐ Administrative Variance
☐ Public Hearing Required

PROJECT DESCRIPTION:

The applicant is requesting a variance from a:

- ☐ Front yard setback ☐ Rear yard setback
☒ Side yard setback of 25' to 17.5' ☐ Water front setback

The applicant is requesting a 17.5' foot setback to allow for the construction of:
(Specify the type of structure and use) a single family residence for use by property owner

☐ Other (Please specify) _____

APPLICANT INFORMATION:

Landowner's name: Crystal Nasouri

Mailing address: _____

City: La Mesa

State: CA

Zip code: 91941

Telephone: _____

Fax: _____

E-mail: _____

REPRESENTATIVE'S INFORMATION:

Representative's name: Luis deArtola

Company name: Pinnacle General Contracting

Mailing address: 821 E. Maple Ave.

City: Post Falls

State: ID

Zip code: 83854

Telephone: 208 964-4607

Fax: _____

E-mail: ldartola@pinnaclegeneral.com

ADDITIONAL APPLICANT/REPRESENTATIVE INFORMATION:

Name/Relationship to project:

Company Name:

Mailing Address:

City:

State:

Zip Code:

Telephone:

Fax:

E-mail:

PARCEL INFORMATION:

| | | | |
|--|--------------|-----------------------|----------------------|
| Section #:9 | Township:55N | Range:2W | Parcel acreage:19.99 |
| Parcel # (s):RP55N02W097803A | | | |
| Legal description:9-55N-2W TAX 4 | | | |
| Current landowner's name:Crystal Nasouri | | | |
| Current zoning:A/F-10 | | Current use:Bare Land | |
| What zoning districts border the project site?A/F-10 | | | |
| North:A/F-10 | | East:A/F-10 | |
| South:A/F-10 | | West:A/F-10 | |
| Comprehensive plan designation: | | | |
| Uses of the surrounding land (describe lot sizes, structures, uses): | | | |
| North: US Government - Unoccupied | | | |
| South: Promise Mountain Trust - Unoccupied | | | |
| East: Promise Mountain Trust - Single Family Dwelling of Property Owner's Father | | | |
| West: Priest River Land Co - Forestry | | | |
| Within Area of City Impact?: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, which city?: | | | |
| Detailed directions to site: Heading North on US 95 turn right on to blacktail rd. then turn left on NF-230 then turn left onto the unnamed road approximately 1000' NE of Lone Pine Rd. Turn right onto Lone Pine Road. Construction access is approximately 1200' up the road on 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.* This site has excessively steep slopes on all sides of the only desirable homesite on the property. This home has been redesigned several times to minimize its width east to west, while maintaining the view the homesite provides. As the home moves South East away from the property line, the house quickly falls off the steep slope. Any further movement in this direction incurs unmanageable costs in soil and structural engineering as well as a greater stormwater containment issue. For this reason we are petitioning this variance of 7.5' from standard to allow the construction of this home without exorbitant cost and erosion risk to the land south of the property. We appreciate your consideration on this request.

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 discussed above, this Parcel has mountainous terrain limiting the buildable and reasonably accessible areas on the lot. The property owner has made attempts to purchase a small strip of the unoccupied neighboring land, but has not been successful in doing so.

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 will not conflict with public interest as the neighboring properties are unoccupied and owned within the family. The structure is a single family residence with only seasonal occupancy, preventing a nuisance to any potential future land use of the neighboring properties.

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: _____
- ☒ 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: The access road to the property is from Lone Pine Rd. which is privately owned within the property owner's family.

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 attached proposed site plan for detailed topography of the building site.

Water courses (lakes, streams, rivers & other bodies of water): There are no affected bodies of water on this property.

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

Springs & wells: There is a well currently on the property and is noted on the site plan.

Existing structures (size & use): No existing structures.

Land cover (timber, pastures, etc): There is some timber cover spread out throughout the property.
There are little to no pastures because of the terrain of subject property.

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: _____

☐ Proposed Community System - List type & proposed ownership: _____

☒ Individual system - List type: Septic System

Explain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details: A septic system to support 4 bathrooms has been approved through Panhandle Health permit #25-09-10195

Water will be supplied by:

☐

Existing public or community system - List name of provider: _____

☐

Proposed Community System - List type & proposed ownership: _____

☒

Individual well: A well has been drilled and is in place.

Please explain the water source, capacity, system maintenance plan, storage and delivery system and other details: The house is served by an existing private well with a planned pressure tank and pump sized to deliver water to the house.

Distance (in miles) to the nearest:

Public/Community Sewer System: 8.6

Solid Waste Collection Facility: 6.3

Public/Community Water System: 7.8

Fire Station: 8.6

Elementary School: 4.6

Secondary Schools: 15.9

County Road: 1.6

County Road Name: Blacktail Rd

Which fire district will serve the project site? Sagle Fire

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: The owner plans to build a high end home on the property, with minimal impact to the public due to the forestry use of the impacted neighboring lot

Population: The building of this structure allows a second generation family to regularly visit the area

School facilities & Transportation: This will be a secondary residence for property owner, whose property tax increases due to the improvement will help support county funded systems without drawing any resources

Economic Development: Will bring seasonal spending to the local community by property owner. No impact to outdoor recreation access.

Land Use: The property's land use remains largely unchanged with the forested areas of the property remaining in their current state.

Natural Resources: The proposed development has minimal impact on natural resources

Hazardous Areas: The property is not located in a floodplain, and the proposed development is low density. There is an established and maintained road system with two different paths to the county road for wildland fire escape

Public Services: The house location is less than 10 miles from all public services serving the property. The power utility company has service already established on the property

Transportation: The private road is well maintained and built to County standards. It serves low density single family homes

Recreation: There is no access restriction to public recreation imposed by this development

Special Areas or Sites: No impact to culturally or ecologically sensitive areas

Housing: Density and use type are consistent with the comprehensive plan's intended land use

Community Design: This development is consistent with goals, maintaining a rural appearance from the public view

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: 8/8/25

Landowner's signature: _____ Date: _____