



# 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 #

VA0027-25

RECEIVED:

**RECEIVED**

AUG 21 2025

BONNER COUNTY  
PLANNING DEPARTMENT

- ☒ 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 28 foot setback to allow for the construction of:

(Specify the type of structure and use) for Existing Single family dwelling  
In progress

☐ Other (Please specify) \_\_\_\_\_

### APPLICANT INFORMATION:

Landowner's name: NEAL HUGHES DARCY SKJOTHAUG  
Mailing address: 9616 E TALLMAN RD  
City: CHATTAROY State: WA Zip code: 99003  
Telephone: 509-220-7017 Fax: \_\_\_\_\_  
E-mail: \_\_\_\_\_

### REPRESENTATIVE'S INFORMATION:

Representative's name: NEAL HUGHES  
Company name: NRH  
Mailing address: 9616 E TALLMAN RD  
City: CHATTAROY State: WA Zip code: 99003  
Telephone: 509-220-7017 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 #:	26	Township:	60N	Range:	4W	Parcel acreage:	2.00
Parcel # (s):	059 5500 10140						
Legal description:							
Current landowner's name:	Neal Hughes Darcy Skjothavik						
Current zoning:				Current use:			
What zoning districts border the project site?							
North:				East:			
South:				West:			
Comprehensive plan designation:							
Uses of the surrounding land (describe lot sizes, structures, uses):							
North:							
South:							
East:							
West:							
Within Area of City Impact?: <input type="checkbox"/> Yes <input 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.

property. Multiple Easements go throughout property. Because of slope of property. Road snakes through the property. Coptic sewer line is outside of utility Easement but through the Building Envelope

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?

Purchased property from State Auction on Sept-2020 And all these conditions existed at time of sale

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?

We ARE NOT Building over utilities NOT Blocking  
Veins NOT Blocking Any Easements OR Access  
By Building Closer To the water we ARE Avoiding  
the Slopes to Avoid Roadway Access for  
Easement Interference.

#### 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:

E Cavanaugh Bay RD

☐ 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:

Slopes to the south of Building Envelope ARE  
Extreme,

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

PRIEST LAKE

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

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

NONE

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

Single Family Dwelling in progress

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

TIMBER

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: \_\_\_\_\_

Coolin Sewer Dist

☐ 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:

Granite Creek WATER DIST



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:

Solid Waste Collection Facility:

Public/Community Water System:

Fire Station:

Elementary School:

Secondary Schools:

County Road:

County Road Name:

Which fire district will serve the project site?

DIST CAVANAGH BAY

Which power company will serve the project site?

NLI

**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:

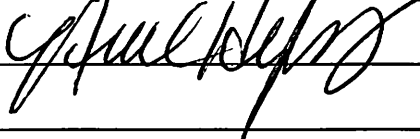
Hazardous Areas:

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: 8-20-25

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