



BONNER COUNTY PLANNING DEPARTMENT

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VARIANCE APPLICATION

FOR OFFICE USE ONLY:

FILE # VA0028-25

RECEIVED:

Public Hearing Required: Yes ☐ No ☐

PROJECT DESCRIPTION:

The applicant is requesting a variance from a (*request will be actual measurement, i.e. a structure is measured at 20 feet from the property line, the request will be 20 feet, where 25 feet is required*):

- | | |
|--|--|
| ☐ Street Setback (___ feet) | ☐ Shoreline Setback (___ feet) |
| ☒ Property Line Setback (25 20 feet) | ☐ Bulk Increase (Volume) (___ % increase) |
| ☐ Lot and/or Impervious Surface Coverage (___%) | ☐ Lot/Parcel Size Minimum (___ acres) |
| ☐ Depth to Width Ratio (___ :1) | ☐ Other: _____ |

APPLICANT INFORMATION:

Landowner's name: Steve and Mary Jena Turner		
Mailing address: PO Box 116		
City: Powell Butte	State: Oregon	Zip code: 97753
Telephone: 503-789-3849	Fax: N/A	
E-mail: steveturner@srt-construct.com		

REPRESENTATIVE'S INFORMATION:

Representative's name: None at this time		
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 #: 33 Township: 57N Range: 1W Parcel acreage: 0.165 acre

Parcel # (s): Lot 19

Legal description:

Lot 19, First Addition to Bottle Bay Tracts, Section 33, Township 57N, Range 1W, Boise Meridan, Bonner County, Idaho, USA

Parcel # RP000350000190

Tax code Area
TAG 128-0000

Current landowner's name: Steven R and Mary Jena Turner

Current zoning: Recreational Community

Current use: Bare land

Bare land

What zoning districts border the project site?

North: Recreational Community

East: Recreational Community

South: Recreational Community

West: Recreational Community 11 11

Comprehensive plan designation: Recreational Community

Uses of the surrounding land (describe lot sizes, structures, uses):

North: slightly larger lots that are about 75' x 100' on the lake front

South: similar lots to the subject lot in size

East: Similar lot to subject lot in size

West: Similar lot to subject lot in size

Within Area of City Impact?: ☐ Yes ☒ No

If yes, which city?:

NARRATIVE STATEMENT

(ADDITIONAL DOCUMENTATION MAY BE SUBMITTED FOR NARRATIVE STATEMENT, IF NECESSARY):

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.*

Many of the recreational lots have rather steep topography. Others have benches or have been excavated into the hillside to provide a bench that can be built upon. Most other lots are tree covered with tall firs, but almost no lots have naturally level ground which might provide easy access. A few lots utilize a tramway on rails to convey people or things up to the home site. compliance with the required 25' set back from the street frontage will increase the height necessary to retain the uphill embankments.

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 subject lot has not been built on yet, so no modifications have been made regarding the property within the platted lot lines. Within the street 50' right of way and frontage, there has been some grading that may have made the future driveway a little more difficult to provide access, but that is something that was done off-lot by others during road construction.

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?*

This variance will not affect adjacent property owners by decreasing sight line distances. Off-street parking will be provided in the residence via a garage and one space in front of the graage door. The existing homes on either side of the subject lot appear to already have reduced set-back distances similar to the proposed one. (Likely a result of earlier construction that may otherwise be grandfathered in due to older structures.) The driveway will actually give better access to emergency vehicles that may be responding to a call on either side of the subject home. The required side yard set backs will be observed in placement of a new home on the subject property and as such, things like noise, lighting, odor, and fumes will be no greater that those from the existing properties.

ACCESS INFORMATION:

Please check appropriate boxes:

- ☐ Private Easement
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
Describe travel surface (e.g., gravel, dirt, paved, etc.), travel way width, road grade right-of-way width and name, if existing:
Bay Drive is a dedicated roadway that is under the County management control regarding maintenance. It has a gravel surface that has been graded but is not paved. Snow removal is provided by the County.
- ☐ Combination of Public Road/Private Easement
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:
Again, the subject lot is steep slope upward from the north to the south. Along the roadway, there is an embankment of about 4' in height that will need a culvert to be able to travel on to a driveway and the lot. A small bench is is located along the northern property line, that continues southerly for about 10' into the lot before the lot slopes increase significantly toward the south, and continue all the way to the south property line. The steeper portion of the lot is about a 30% upward and angle.

Water courses (lakes, streams, rivers & other bodies of water):
No water courses or small streams are evident.

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

Springs & wells: There is a well present on both adjacent lots and homes near the current front setback lines of around 18 to 20 feet from the property lines.

Existing structures (size & use):
None at this time.

A NEW WELL TO BE PLACED AT THE S.E. CORNER OF SUBJECT LOT

Land cover (timber, pastures, etc):
The subject lot is treed at present with firs and cedars. There is also some vine maple. No pastures or grass to speak of. There are a few dead snags that look to have been firs that present a hazard to adjacent home that will be taken down in the near future.

Are wetlands present on site? ☐ Yes ☐ No Source of information: _____

Other pertinent information (attach additional pages if needed):
(See attached site plans, house plans, and tax lot maps for reference).

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: Steve R. Turner Date: Sept 3, 2025

Landowner's signature: _____ Date: _____