



BONNER COUNTY PLANNING DEPARTMENT

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VARIANCE APPLICATION

FOR OFFICE USE ONLY:

FILE #

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)*:

- | | |
|---|---|
| <input type="checkbox"/> Street Setback (____ feet) | <input checked="" type="checkbox"/> Shoreline Setback (<u>33</u> feet) |
| <input type="checkbox"/> Property Line Setback (____ feet) | <input type="checkbox"/> Bulk Increase (Volume) (____ % increase) |
| <input type="checkbox"/> Lot and/or Impervious Surface Coverage (____%) | <input type="checkbox"/> Lot/Parcel Size Minimum (____ acres) |
| <input type="checkbox"/> Depth to Width Ratio (____ :1) | <input type="checkbox"/> Other: _____ |

APPLICANT INFORMATION:

Landowner's name: Aguilar Trust, Williams, Laurie Trustee

Mailing address: _____

City: Sagle

State: Idaho

Zip code: 83860

Telephone: _____

Fax: _____

E-mail: _____

REPRESENTATIVE'S INFORMATION:

Representative's name: N/A

Company name: _____

Mailing address: _____

City: _____

State: _____

Zip code: _____

Telephone: _____

Fax: _____

E-mail: _____

ADDITIONAL APPLICANT/REPRESENTATIVE INFORMATION:

Name/Relationship to project: N/A

Company Name: _____

Mailing Address: _____

City: _____

State: _____

Zip Code: _____

Telephone: _____

Fax: _____

E-mail: _____

PARCEL INFORMATION:

| | | | |
|--|---------------|--------------------------|----------------------|
| Section #: 9 | Township: 56N | Range: 3W | Parcel acreage: .242 |
| Parcel # (s): RP00123002037BA | | | |
| Legal description: Blk lots 37, 38, 39 | | | |
| Current landowner's name: Aguilar Trust, Williams, Laurie Trustee | | | |
| Current zoning: Rural 5 | | Current use: Residential | |
| What zoning districts border the project site? | | | |
| North: water | | East: Rural 5 | |
| South: Rural 5 | | West: Rural 5 | |
| Comprehensive plan designation: Rural/residential | | | |
| Uses of the surrounding land (describe lot sizes, structures, uses): | | | |
| North: River | | + | |
| South: Residential | | | |
| East: Residential | | + | |
| West: Residential | | | |
| Within Area of City Impact?: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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.*

This property consists of (3) 50 foot lots (37, 38, 39). The well is located on lot 37 and is located on the west side of the property. It is an existing sand point well drilled many years ago. Apparently, this was the best location at the time when it was installed. The well is currently housed in a 42 inch diameter concrete cylinder with a fiberglass cover. The majority of the cylinder is underground and is 34 feet 8 inches from the high water mark. We are requesting a 33' set back where a 40' set is required from high water mark.

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?*

We believe the well was installed by the original owners of the property in the mid 1970's. The current owner/applicant inherited the property from her father in 2007. The well was in the same location when he purchased the property in the early 1990's.

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 allow the applicant to cover the well location with a small structure to protect the well from the elements. In addition, it will protect the health of the residents using the water and will provide the needed space for a filtration system. The well does not make noise, emit fumes or odors and will not in the future. At this time, the current well cover does not keep out moisture and prevent freezing conditions during the winter months.

ACCESS INFORMATION:

Please check appropriate boxes:

- | | |
|-------------------------------------|---|
| <input type="checkbox"/> | <u>Private Easement</u> 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: |
| <input checked="" type="checkbox"/> | <u>Public Road</u> Describe travel surface (e.g., gravel, dirt, paved, etc.), travel way width, road grade right-of-way width and name, if existing: East Evergreen Road - gravel, dirt road |
| <input type="checkbox"/> | <u>Combination of Public Road/Private Easement</u> 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:
Approximately a 12-degree slope covered with grass.

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

Pond Oreille River

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

Springs & wells: 1 sand point well on property

Existing structures (size & use):

House 1330 sq feet, garage 576 sq feet, shed 192 square feet, shed 80 sq feet

Land cover (timber, pastures, etc):
Typical residential with grass and trees

Are wetlands present on site? ☐ Yes ☒ No

Source of information: _____

Other pertinent information (attach additional pages if needed):

BIS MAP
EXAMPLE OF PROPOSED WELL HOUSE

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: Laurie Williams, Trustee Date: 10/7/25

Landowner's signature: _____ Date: _____