



BONNER COUNTY PLANNING DEPARTMENT

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VARIANCE APPLICATION

FOR OFFICE USE ONLY:

FILE # VA0032-25	RECEIVED: <div style="border: 1px solid green; padding: 2px; display: inline-block;">RECEIVED david.fisher , 12/5/2025, 1:15:48 PM</div>
Public Hearing Required: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

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 (37 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: James A Brown		
Mailing address: [REDACTED]		
City: Coolin	State: Idaho	Zip code: 83821
Telephone: [REDACTED]	Fax:	
E-mail: [REDACTED]		

REPRESENTATIVE'S INFORMATION:

Representative's name:		
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 #: 3	Township: 60N	Range: 04W	Parcel acreage: 1.5
Parcel # (s): RP059520010240A			
Legal description: Lot 24, Block 1, Horton Creek Subdivision			
Current landowner's name: Browns Cottage at Horton Creek LLC			
Current zoning: Single Residential		Current use: same	
What zoning districts border the project site?			
North: same		East: Priest Lake	
South: same		West: State of Idaho timber Land	
Comprehensive plan designation:			
Uses of the surrounding land (describe lot sizes, structures, uses):			
North: Single lot residential: 150' wide/350' deep			
South: Single lot residential: same			
East: Priest Lake			
West: State of Idaho timber land			
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.*

Our lot is 150 feet wide and more than 300 feet deep; however, the usable portion near the lake is extremely limited. The distance from the summer lake level to the back of our cabin is only 66 feet. Beyond that point, the lot becomes unbuildable due to a 48-degree slope up the hillside (see attached photo). This leaves only a very narrow, relatively level area for construction before the steep incline begins.

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?*

Last year, when we removed our old shop and constructed a similar building on the north end of our property, we were informed by the Planning Department that a building permit was not required. Based on that guidance, we assumed the same would apply to the deck we began constructing this spring. Partway through the project, our son suggested we confirm whether a permit was necessary. By the time Alan Bojarques conducted the initial inspection and informed us that a variance would be required, the cement footings, sono tubes, beams, floor joists, and subfloor had already been installed.

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 new deck replaces a very old shop and will not impact any adjoining properties. It is located near the center of our lot and sits 43 feet from the nearest property line to the north. Additionally, we did not clear-cut the building area; the deck remains surrounded by mature evergreen trees, which preserve both privacy and the natural character of the property.

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:

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:
Please see narrative #1 above

Water courses (lakes, streams, rivers & other bodies of water):
The lot borders Priest Lake in north Idaho

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

Springs & wells: none

Existing structures (size & use):
24' by 30' covered deck

Land cover (timber, pastures, etc):

Mostly evergreen trees with some deciduous trees.

Are wetlands present on site? Yes No

Source of information: _____

Other pertinent information (attach additional pages if needed):

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: James A Brown Date: 11/28/25

Landowner's signature: _____ Date: _____