



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 # V0026-25	RECEIVED: 6/12/26
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 (17.5 feet)	☐ Bulk Increase (Volume) (___ % increase)
☐ Lot and/or Impervious Surface Coverage (___%)	☐ Lot/Parcel Size Minimum (___ acres)
☐ Depth to Width Ratio (___ :1)	☒ Other: 18.0 Foot Setback For INTERMITTENT STREAM

APPLICANT INFORMATION:

Landowner's name: THEODORE AND SHANNON BROOKS		
Mailing address: [REDACTED]		
City: SANDPOINT	State: IDAHO	Zip code: 83864
Telephone: [REDACTED]	Fax: [REDACTED]	
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 #: 16	Township: 58N	Range: 1E	Parcel acreage: 6.1 Acres
Parcel # (s): RP58N01E164100			
Legal description: 16-58N-1E TAX 2 LESS TAX 4 CPWRS			
Current landowner's name: THEODORE AND SHANNON BROOKS			
Current zoning: AF-10		Current use: RESIDENTIAL	
What zoning districts border the project site?			
North: AF-10		East: AF-10	
South: AF-10		West: AF-10	
Comprehensive plan designation:			
Uses of the surrounding land (describe lot sizes, structures, uses):			
North: RESIDENTIAL			
South: RESIDENTIAL			
East: RESIDENTIAL			
West: RESIDENTIAL			
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.* THE PARCEL IS LIMITED BY RAPID LIGHTNING CREEK TO THE NORTH AND AN INTERMITTENT STREAM TO THE SOUTH AND HEAVY TIMBER WITH 30% SLOPES TO THE SOUTH. GARAGE/STORAGE BUILDING LOCATION IS THE ONLY FLAT, USABLE AREA AND IS ACCESSIBLE BY THE EXISTING GRAVEL DRIVEWAY. BUILDING IS NOT VISIBLE BY THE EAST PROPERTY, DUE TO HEAVY TIMBER.

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?*

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?*

GRANTING THE VARIANCE WILL NOT BE DETRIMENTAL TO THE AREA OR NEIGHBORING PROPERTIES. THE BUILDING IS NOT VISABLE TO THE EAST PROPERTY DUE TO HEAVY TIMBER COVERAGE. THE BUILDING IS BARELY VISABLE FROM RAPID LIGHTNING ROAD, DUE TO ITS SET BACK AND HEAVY BRUSH/TREES. THE BUILDING DOES NOT CAUSE A PUBLIC ACCESS OBSTRUCTION, AS IT IS LOCATED ON PRIVATE PROPERTY AND USES EXISTING DRIVEWAY. THE ADDITION OF A GARAGE/STORAGE BUILDING IS SIMILAR TO MANY OTHER PROPERTIES ON RAPID LIGHTNING RD. THAT HAVE SIMILAR BLDGS. THE BUILDING WAS PROFESSIONALLY CONSTRUCTED, AND BLENDS INTO ITS SURROUNDINGS.

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:

COUNTY-MAINTAINED (PAVED) RAPID LIGHTNING RD. AND PRIVATE (GRAVEL) EASEMENT

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:

TO THE SOUTH, AN INTERMITTENT STREAM, SLOPES IN EXCESS OF 30% AND HEAVILY TIMBERED. EXCEPT FOR THE AREA WHERE THE GARAGE/STORAGE BUILDING IS LOCATED.

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

RAPID LIGHTNING CREEK TO THE NORTH AND INTERMITTENT STREAM TO THE SOUTH.

Is site within a floodplain? ☐ Yes ☒ No

Firm Panel #: _____ Map designation: _____

Springs & wells: ONE WELL - DOES NOT SERVICE THE GARAGE/STORAGE BLDG.

Existing structures (size & use):

- (1) RESIDENTIAL HOME (32' x 50')
- (1) GARAGE/STORAGE BLDG. (25' x 50') FOR THIS VARIANCE
- (1) WELL/PUMP HOUSE (8' x 12')
- (1) SMALL SHED (8' x 14')

Land cover (timber, pastures, etc):

Mostly TIMBER

Are wetlands present on site? ☐ Yes ☒ No

Source of information: _____

Other pertinent information (attach additional pages if needed):

ATTACHED EXHIBIT MAP SHOWING LOCATION OF THE GARAGE/STORAGE BUILDING IN
RELATION TO PROPERTY LINE AT A RANGE OF 17.5 TO 25.5 FEET AND THE
RELATION OF THE STRUCTURE AS IT PERTAINS TO THE INTERMITTENT STREAM
(AT A RANGE OF 18' TO 50') ATTACHED SITE PLAN ATTACHED: WARRANTY DEED
* THERE IS NO WATER OR SEWAGE FOR THE GARAGE/STORAGE BLDG.

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: 1-22-2024

Landowner's signature: SPROOKS Date: 1-22-2024

SITE / PLOT PLAN

BROOKS
4854 Rapid Lightning Rd.
SANDPOINT, ID 83864

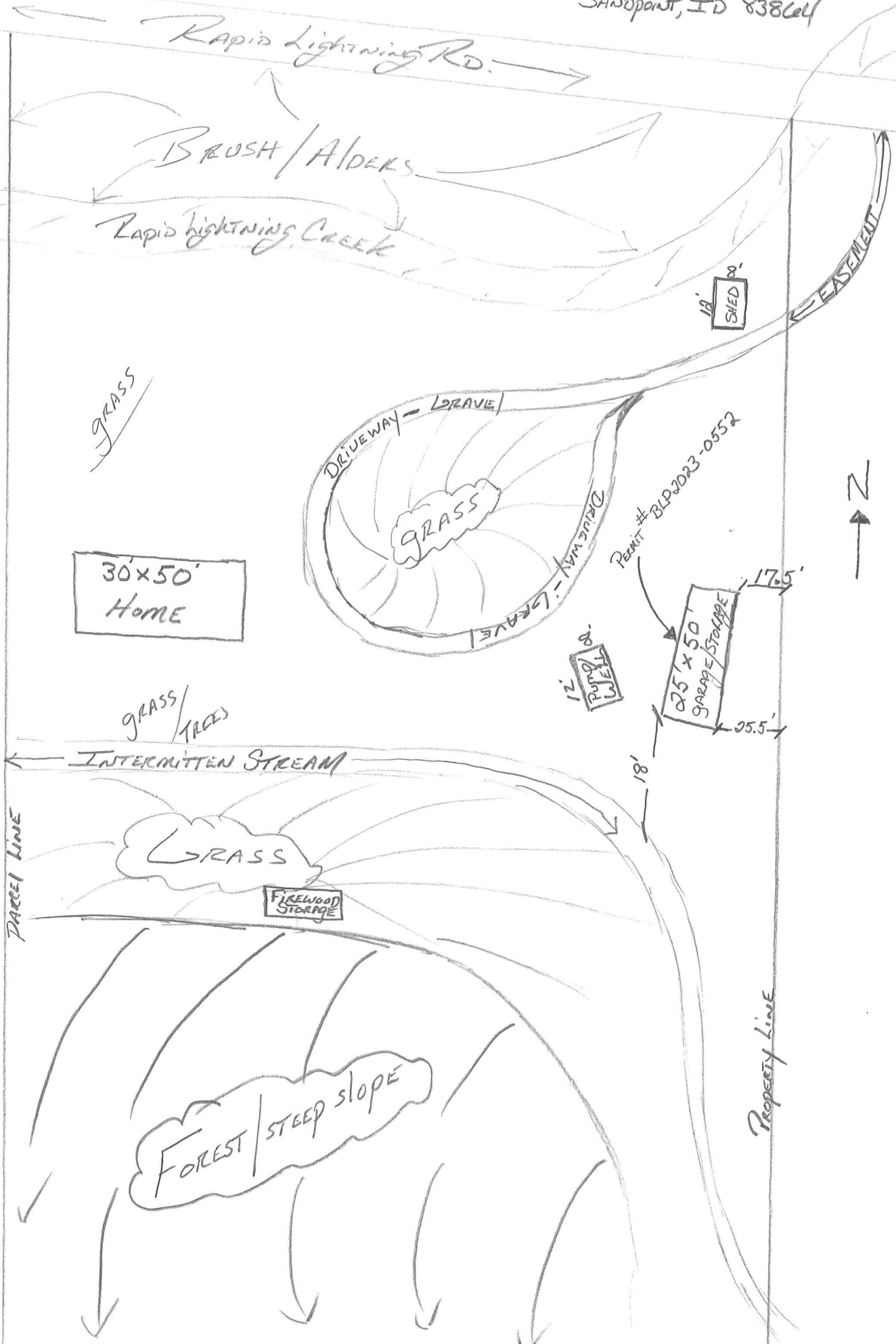
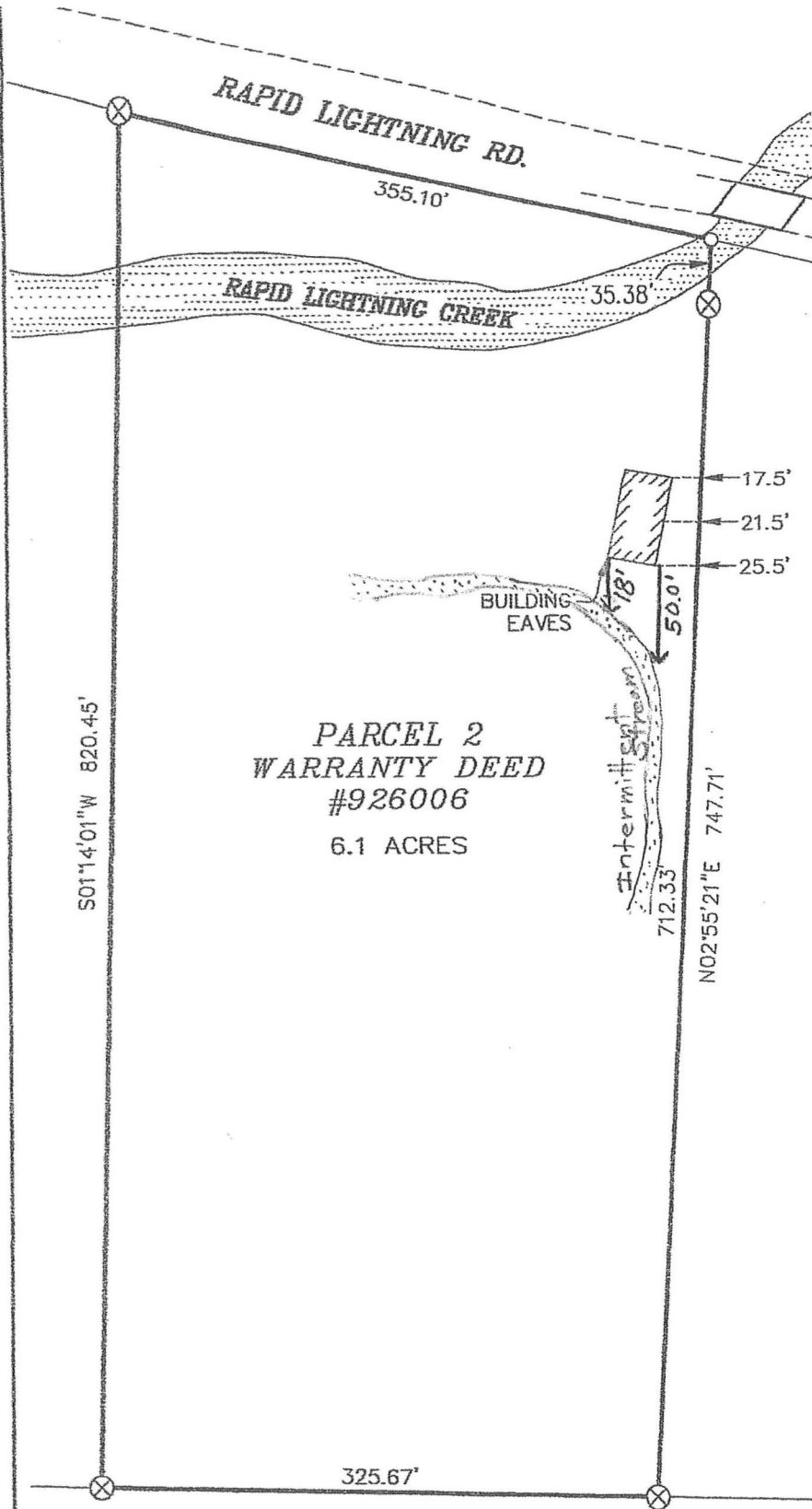
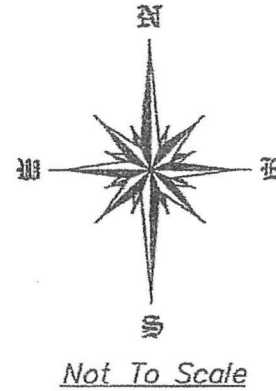


EXHIBIT MAP FOR BROOKS

LYING IN A PORTION OF THE NW¼ OF SECTION 16,
TOWNSHIP 58 NORTH, RANGE 1 EAST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO



LEGEND

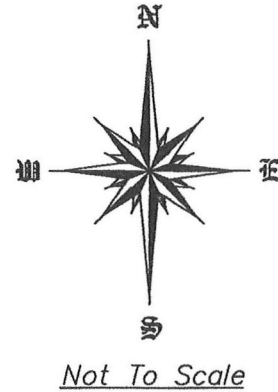
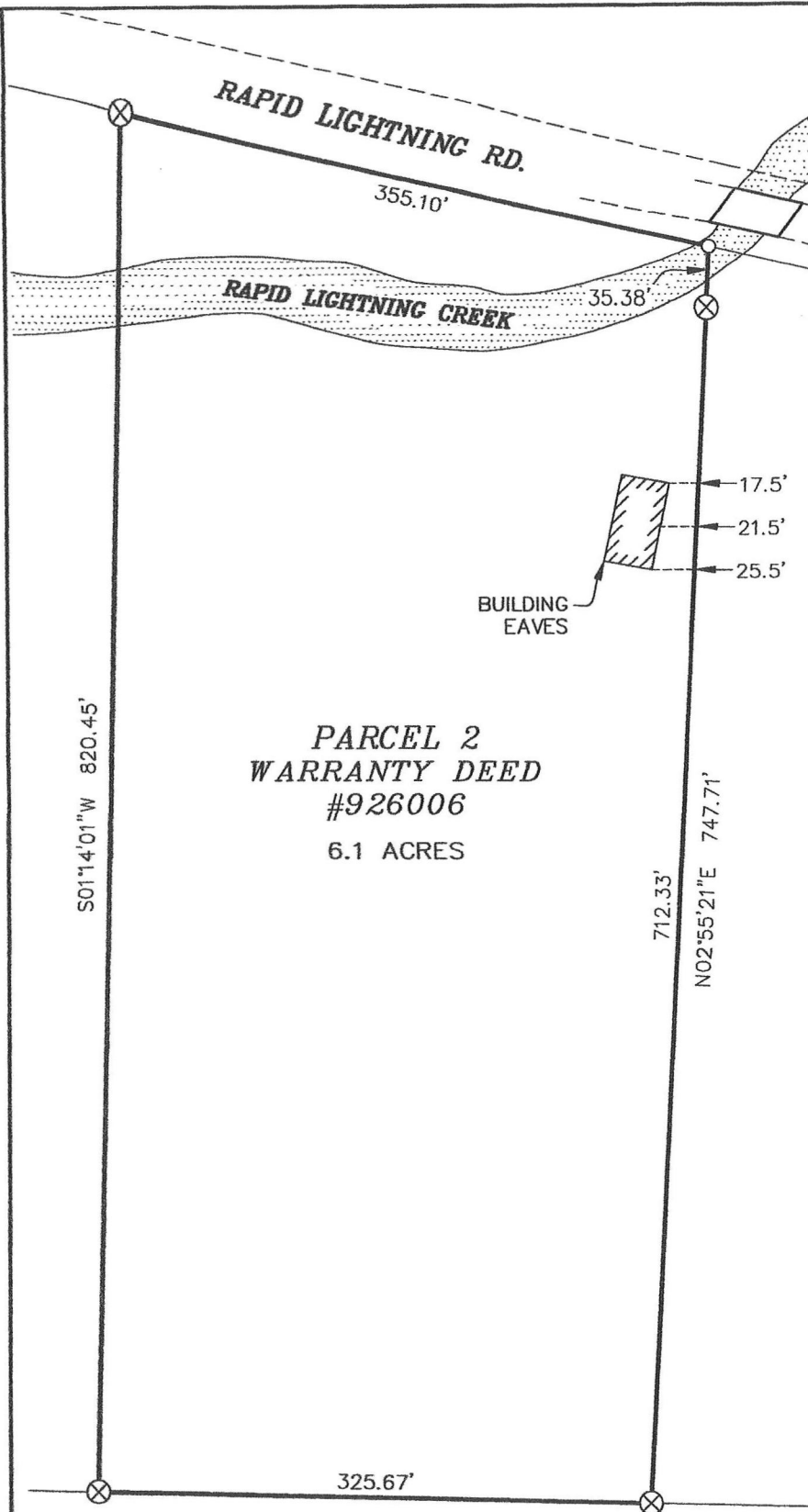
- ⊗ PREVIOUSLY SET 5/8" REBAR AND CAP, PLS 14879
- CALCULATED POINT, NOTHING SET

GLAHE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
P.O. Box 1863
Sandpoint, ID 83864
208-265-4474

SCALE: N/A
DRAWN BY: TDLG
DATE: 6/26/2025
DWG: 23-171
SHEET 1 of 1

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Instrument # 926006
Bonner County, Sandpoint, Idaho
08/13/2018 09:28:25 AM No. of Pages: 3
Recorded for: NORTH IDAHO TITLE COMPANY SANDPOINT - RW
Michael W. Rosedale Fee: \$15.00
Ex-Officio Recorder Deputy rflaherty
Index to: WARRANTY DEED

Escrow No.: N-45184-NA

WARRANTY DEED

FOR VALUE RECEIVED, **Arthea J. Larson, an unmarried woman,**

Hereinafter called Grantor, does hereby grant, bargain, sell and convey unto

Theodore Brooks and Shannon Brooks, husband and wife, as community property with right of survivorship, Grantee,

whose address is: 4721 W. Creedance Blvd., Glendale, AZ 85310

the following described premises, County of Bonner, State of Idaho to-wit:

Parcel 1:

A tract of land in the South Half of the Northwest Quarter of Section 16, Township 58 North, Range 1 East, Boise Meridian, Bonner County, Idaho, more particularly described as follows:

Beginning at a point on the East and West centerline of said Section 16, 316 feet East of the West Quarter Corner of said Section;

Thence East along said centerline, 325 feet, 8 inches;

Thence North 889 feet 7 inches more or less, to the centerline of the County Road;

Thence westerly along the center line of the County Road, 330 feet to a point 900 feet due North of the Point of Beginning;

Thence South 900 feet to the Point of Beginning.

EXCEPT any portion lying within the county road

Parcel 2:

A tract of land in the South Half of the Northwest Quarter of Section 16, Township 58 North, Range 1 East, Boise Meridian, Bonner County, Idaho, more particularly described as follows:

Beginning at a point on the East and West centerline of said Section 16, 641 feet 8 inches East of the West Quarter Corner of said Section;

Thence East along said centerline, 325 feet, 8 inches;

Thence North 889 feet 7 inches, to the West corner of the bridge over Rapid Lightning Creek;

Escrow No.: N-45184-NA

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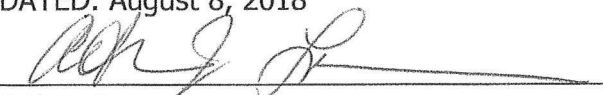
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EXCEPT any portion lying within the county road**

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), his/her/their heirs and assigns forever. And the said Grantor(s) does (do) hereby covenant to and with the said Grantee(s), that he/she/they is/are the owner(s) in fee simple of said premises; that they are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject to those made, suffered or done by the Grantee(s); current taxes, levies, assessments, easements, reservations and rights of way of view and covenants, conditions, restrictions, easements, reservations, dedications, rights of way and agreements of record and that he/she/they will warrant and defend the same from all lawful claims whatsoever.

DATED. August 8, 2018


Arthea J. Larson

STATE OF IDAHO

)

COUNTY OF

Bonner

)ss.

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On this 9th day of AUG 2018, _____, before me,
a Notary Public in and for said State, personally appeared

Arlene S. Larson

known or identified to me to be the person(s) whose name is/are subscribed to the within instrument and
acknowledged to me that he/she/they executed the same.

Nancy Albanese

Notary in and for said County and State

Residing at:

Sandpoint

Commission Exp.:

1-31-2023

