



BONNER COUNTY PLANNING DEPARTMENT

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VARIANCE APPLICATION

FOR OFFICE USE ONLY:

FILE #	RECEIVED:
Public Hearing Required: Yes <input type="checkbox"/> No <input 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 checked="" type="checkbox"/> Street Setback (^{50'} actual feet)	<input type="checkbox"/> Shoreline Setback (___ feet)
<input checked="" type="checkbox"/> Property Line Setback (^{25'} 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 checked="" type="checkbox"/> Other: SIGN HEIGHT SEE NARRATIVE STATEMENT

APPLICANT INFORMATION:

Landowner's name: Priest River Holding Company LLC		
Mailing address: [REDACTED]		
City: [REDACTED]	State: [REDACTED]	Zip code: [REDACTED]
Telephone:	Fax:	
E-mail: [REDACTED]		

REPRESENTATIVE'S INFORMATION:

Representative's name: Jeff Rade		
Company name: [REDACTED]		
Mailing address: [REDACTED]		
City: [REDACTED]	State: [REDACTED]	Zip code: [REDACTED]
Telephone: [REDACTED]	Fax:	
E-mail: [REDACTED]		

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: 56 north	Range: 5 west	Parcel acreage: 2.5
Parcel # (s): RP56N05W262410A			
Legal description:			
Current landowner's name: Priest River Holding Company LLC			
Current zoning: Commercial		Current use: Mini Storage	
What zoning districts border the project site?			
North: Commercial & suburban		East: Commercial	
South: Commercial & suburban		West: Commercial & suburban	
Comprehensive plan designation: Transition			
Uses of the surrounding land (describe lot sizes, structures, uses):			
North:			
South:			
East:			
West:			
Within Area of City Impact?: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		If yes, which city?: Near Priest River	

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.*

I believe this sign actually complies with the sign ordinance but where it gets installed is on a slope. The sign can't be 10' overall height. We are installing it at 10' overall height from street grade which is where it will be viewed from. The grade is 6' lower where the support pipe hits it. For anyone driving by, it will look like a 10' tall sign like it is supposed to.

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 property is sloped down from the road, the additional height is only to get the sign up to where it would be if the property were flat

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?* No. No.

I do not see any negative that would occur from granting this variance. To put it simply, the sign support is in a hole so it needs to be higher from that point to get it where it should be compared to the road.

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:
Gravel

Public Road
Describe travel surface (e.g., gravel, dirt, paved, etc.), travel way width, road grade right-of-way width and name, if existing:
HWY 2 paved

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:
The driveway is sloped down from the HWY which is the reason for the additional height is needed

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

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

Springs & wells:

Existing structures (size & use):

Mini storage structures

Land cover (timber, pastures, etc):	
Are wetlands present on site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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: Phillip Joseph Date: 9/26/25

Landowner's signature: _____ Date: _____