



## Bonner County Planning Department

*"Protecting property rights and enhancing property value"*

1500 Highway 2, Suite 208, Sandpoint, Idaho 83864

Phone (208) 265-1458 - Fax (208) 265-1463

Email: [planning@bonnercountyid.gov](mailto:planning@bonnercountyid.gov) - Web site: [www.bonnercountyid.gov](http://www.bonnercountyid.gov)

### VARIANCE APPLICATION

#### **Instructions:**

1. Prior to the submittal of this application, the applicant shall discuss the proposal with a staff planner.
2. The following items shall be submitted with the variance application:

- ☐ Site plan, drawn to scale, showing location of all existing and proposed buildings, parking and loading areas, traffic access and circulation, undisturbed areas, open spaces, landscaping, refuse and service areas, utilities, signs and yards. (BCRC 12-233 and 12-222(i))
- ☐ Stormwater plan (Verify if stormwater plan is needed in per BCRC 12-720.2 (B), 12-720.3 (K), 12-722.2, 12-723.2, and 12-724.1.)
- ☐ Vicinity map, as defined in BCRC, Section 12-822, sufficient to show the impact of the proposal commensurate with the scale of the project. (BCRC 12-222(k))

BCRC, Section 12-822 vicinity map definition: "A map depicting the general location of the subject property to other properties, the transportation system, landmarks and other physical features within a one mile radius of the site."

- ☐ Supplemental materials which the applicant believes are supportive of the project.
- ☐ Documentation of the applicant's interest in title. (BCRC 12-222(d))
- ☐ Application filing fee. The application cannot be accepted by the planning department unless accompanied by the appropriate fees. (BCRC 12-265)



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## VARIANCE APPLICATION

### FOR OFFICE USE ONLY:

FILE #

00001-26

RECEIVED:

1/12/2026

- ☐ Administrative Variance  
☒ Public Hearing Required

### PROJECT DESCRIPTION:

The applicant is requesting a variance from a:

- ☒ Front yard setback ☐ Rear yard setback  
☐ Side yard setback ☐ Water front setback

The applicant is requesting a 15' foot setback to allow for the construction of:  
(Specify the type of structure and use) 40' x 60' shop

☐ Other (Please specify) \_\_\_\_\_

### APPLICANT INFORMATION:

Landowner's name: Sean and Desislava Schneider

Mailing address: \_\_\_\_\_

City: Priest River

State: ID

Zip code: 83856

Telephone: \_\_\_\_\_

Fax: \_\_\_\_\_

E-mail: \_\_\_\_\_

### 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 #: 25 Township: 56N Range: 6W Parcel acreage: 0.367Parcel # (s): RP 000490100010ALegal description: Lot 1, Block 10, Cedar Park, according to the plat thereof, recorded in book 1 of plats, page 74, records of Banner County, IDCurrent landowner's name: Sean and Desislava SchneiderCurrent zoning: SuburbanCurrent use: vacant lotWhat zoning districts border the project site? SuburbanNorth: SuburbanEast: SuburbanSouth: SuburbanWest: Suburban

Comprehensive plan designation:

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

North: ResidentialSouth: ResidentialEast: ResidentialWest: ResidentialWithin Area of City Impact?: ☒ Yes ☐ NoIf yes, which city?: Oldtown, IDDetailed directions to site: From Hwy 2 in Oldtown head South on Hwy 41, then ~~west~~ left on E 5th St. South, then left on S Iowa Ave.**NARRATIVE STATEMENT:**

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 property is located on a corner lot bordering two county roads, which requires 25' setbacks for structures, reducing the buildable area significantly.

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 did not create the lot. It was plotted in 1907.

With the one side requiring 25' setback on S. Iowa Ave and the other side requiring 25' setback on E 5th St, plus 5' setback on the back side of future building and 5' setback on the other side of the property bordering the neighbors, it leaves 8500 sq ft buildable area and takes away 7500 sq ft for set backs. This is decreasing the buildable area by nearly half.

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 40' x 60' Shop will be similar to buildings in the neighborhood. It will not cause any obstruction to public access and no safety hazard.

### ACCESS INFORMATION:

Please check appropriate boxes:

- ☐ Private Easement    ☒ Existing    ☐ Proposed  
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    ☐ Existing    ☐ Proposed  
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    ☐ Existing    ☐ Proposed  
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:

Flat 200' x 80' lot, 0% slope

Water courses (lakes, streams, rivers & other bodies of water): NONE



Is site within a floodplain? ☐ Yes ☒ No

Firm Panel #: 16017CD850E

Map designation: X

Springs & wells: \_\_\_\_\_

Existing structures (size & use): NONE

Land cover (timber, pastures, etc): Bare land

Are wetlands present on site? ☐ Yes ☒ No

Source of information: \_\_\_\_\_

Other pertinent information (attach additional pages if needed): \_\_\_\_\_

### SERVICES:

Sewage disposal will be provided by:



Existing Community System - List name of sewer district or provider and type of system:



Proposed Community System - List type & proposed ownership:



Individual system - List type:

Explain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details: City Sewer, Oldtown, ID

Water will be supplied by:



Existing public or community system - List name of provider: \_\_\_\_\_



Proposed Community System - List type & proposed ownership: \_\_\_\_\_



Individual well: \_\_\_\_\_

Please explain the water source, capacity, system maintenance plan, storage and delivery system and other details: City water, Oldtown, ID

Distance (in miles) to the nearest:

Public/Community Sewer System: 0.338 mi

Solid Waste Collection Facility: 1.44 mi

Public/Community Water System: 0.338 mi

Fire Station: 5.64 mi

Elementary School: 0.145 mi

Secondary Schools: 5.5 mi

County Road: S Iowa Ave, E 5<sup>th</sup> + S

County Road Name: S Iowa Ave, E 5<sup>th</sup> + S

Which fire district will serve the project site? Priest River

Which power company will serve the project site? Avista

**How is the use/plan in accordance with the general and specific objectives of the Comprehensive Plan? (Copy of goals and objectives attached)**

Property Rights: \_\_\_\_\_

Population: \_\_\_\_\_

School facilities & Transportation: \_\_\_\_\_

Economic Development: \_\_\_\_\_

Land Use: \_\_\_\_\_

Natural Resources: \_\_\_\_\_

Hazardous Areas: \_\_\_\_\_

Public Services: \_\_\_\_\_

Transportation: \_\_\_\_\_

Recreation: \_\_\_\_\_

Special Areas or Sites: \_\_\_\_\_

Housing: \_\_\_\_\_

Community Design: \_\_\_\_\_

Implementation: ( Not required to complete this element)

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: 1/12/26

Landowner's signature: \_\_\_\_\_

Date: 1/12/26