



BONNER COUNTY PLANNING DEPARTMENT

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VARIANCE APPLICATION

FOR OFFICE USE ONLY:

FILE #

V0003-26

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>20</u> feet) <u>40' required</u> |
| <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: Tony Torchio

Mailing address: [REDACTED]

City: veradale

State: WA

Zip code: [REDACTED]

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 #: 27	Township: 59 N	Range: 1 E	Parcel acreage: 20
Parcel # (s): RP59N01E275400A			
Legal description: The north half of the Northwest quarter of the Southwest quarter of section 27, Township 59 north, range 1 east, Boise Meridian, Bonner County, Idaho			
Current landowner's name: Tony Torchio			
Current zoning: A/F-20		Current use:	
What zoning districts border the project site?			
North:		East:	
South:		West:	
Comprehensive plan designation:			
Uses of the surrounding land (describe lot sizes, structures, uses):			
North:			
South:			
East:			
West:			
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.*

The subject property is uniquely constrained by a combination of natural features. The building location is situated between outcroppings and trees with an intermittent creek, and most of the property is sloping. This location has less impact on natural topography, geology, and vegetation. The location was chosen by the previous owner and is a circumstance beyond the applicant's control. Moving the building could create potentially severe access issues, as the structure is located deep within the property and requires you to cross the creek to access the structure. Moving the building would create issues because it would take large machinery to move and clear-cutting a path and building site. This will be very difficult to move and will cause extreme ground disturbance.

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 I recently acquired was sold to me with a preexisting structure that was built years prior to me obtaining the land. The building issues were not disclosed by the seller, and the information that was provided to me by the realtor was misleading.

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 this variance will not pose any detrimental impact on public health, safety, or welfare. The structure was built with a pier and beam foundation that is environmentally friendly and has minimal impact with minimal site disruption. It was built far enough away that it has no contact with the intermittent stream and won't flood. There is no conflict with being materially injurious because this doesn't cause any substantial harm, damage, or disruption to any personal property or improvements. This dry cabin, under 400 square feet with no utilities (water, toilet, power), is isolated deep within the property, surrounded by outcroppings on two sides and densely packed trees with an intermittent creek running by. You can't see, hear, or be disturbed in any capacity. This is the only structure on our property and the only thing that can keep my family safe from the elements and nature while we are here. If this variance is approved, there will be no negative impact on the land, people, or 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: Access easement containing an uneven, rutted, unimproved dirt road 9' wide with 15-30% grade

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:
The property is densely wooded with tree growth and heavy timber, and a mix of steep sloping terrain with a 15-30% grade and rugged rocky outcropping terrain.

Water courses (lakes, streams, rivers & other bodies of water):
An intermittent stream located on the Westside of the parcel, running North to South

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

Existing structures (size & use):
The structure on the property is the building in question, it's a dry cedar cabin that is 20' x 19'. It is the only thing located on the property that can provide shelter from the elements.

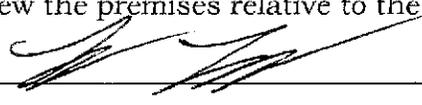
Land cover (timber, pastures, etc):

The property's land cover is very diverse; it consists of a primeval forest with a mixed forest of deciduous and coniferous trees, which is a dense woodland. There are moss-covered rocky outcrops throughout the property with a mix of vegetation. There's a private easement containing an uneven, rutted, unimproved dirt road 9' wide with 15-30% grade and an intermittent stream running on the West side of the property

Are wetlands present on site? Yes No Source of information: FWS.GOV

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:  Date: 2-3-26

Landowner's signature: _____ Date: _____