



# BONNER COUNTY PLANNING DEPARTMENT

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## VARIANCE APPLICATION

### FOR OFFICE USE ONLY:

FILE #

V0015-26

RECEIVED:

May 19, 2026

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 (\_\_\_\_ feet)

☐ Bulk Increase (Volume) (\_\_\_\_ % increase)

☐ Lot and/or Impervious Surface Coverage (~~45~~ %)

☐ Lot/Parcel Size Minimum (\_\_\_\_ acres)

☐ Depth to Width Ratio (\_\_\_\_ :1)

47.9

☐ Other: \_\_\_\_\_

### APPLICANT INFORMATION:

Landowner's name: Tanya & Chris Rocholl

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

City: Sagle

State: Idaho

Zip code: 83860

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

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

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

### REPRESENTATIVE'S INFORMATION:

Representative's name: Tanya Rocholl

Company name: \_\_\_\_\_

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

City: Sagle

State: Idaho

Zip code: 83860

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

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

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

### ADDITIONAL APPLICANT/REPRESENTATIVE INFORMATION:

Name/Relationship to project: Self/Home owner

Company Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_

State: \_\_\_\_\_

Zip Code: \_\_\_\_\_

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

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

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

**PARCEL INFORMATION:**

|                                                                                                                                   |    |           |     |                          |     |                 |     |
|-----------------------------------------------------------------------------------------------------------------------------------|----|-----------|-----|--------------------------|-----|-----------------|-----|
| Section #:                                                                                                                        | 35 | Township: | 57N | Range:                   | 03W | Parcel acreage: | 425 |
| Parcel # (s): RP005180000090A                                                                                                     |    |           |     |                          |     |                 |     |
| Legal description:<br>Wooded Acres Lot 9                                                                                          |    |           |     |                          |     |                 |     |
| Current landowner's name: Tanya & Chris Rocholl                                                                                   |    |           |     |                          |     |                 |     |
| Current zoning: R-5                                                                                                               |    |           |     | Current use: Residential |     |                 |     |
| What zoning districts border the project site?                                                                                    |    |           |     |                          |     |                 |     |
| North:                                                                                                                            |    |           |     | East: R-5                |     |                 |     |
| South: R-5                                                                                                                        |    |           |     | West: R-5                |     |                 |     |
| Comprehensive plan designation: Wooded Acres                                                                                      |    |           |     |                          |     |                 |     |
| Uses of the surrounding land (describe lot sizes, structures, uses):                                                              |    |           |     |                          |     |                 |     |
| North: Pend Orielle River                                                                                                         |    |           |     |                          |     |                 |     |
| South: Secondary lot. Empty currently but set up for RV. Septic drainfield and replacement drainfield for Parcel A at rear of lot |    |           |     |                          |     |                 |     |
| East: Residential home similar size lot.                                                                                          |    |           |     |                          |     |                 |     |
| West: Residential Home with two garages. Similar sized lot                                                                        |    |           |     |                          |     |                 |     |
| Within Area of City Impact?: <input type="checkbox"/> Yes <input 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.*

Non conforming parcel less than 20,000 sq ft. 100'W x 194'D and slopes to the Pend Oreille river at 12% grade. The impervious surface coverage allowance is 35%. Our house/attached garage and driveway are at 40% lot coverage (7,760 sq ft). We are proposing to go up to 45% impervious coverage (7760 sq ft existing + proposed boat garage of 840 sq ft roof top + 100 ft driveway apron) to allow us to build a two bay boat/car garage. This structure would sit between our current garage and existing driveway. There would be landscape natural area to the west of new garage for drainage and snow storage. This area is currently graveled.

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 are on a small non-conforming lot that is narrow, sloped and borders the Pend Oreille River. Our actions did not create an unbuildable parcel. We followed all setback requirements from river, well, and septic when plotting for home and future boat garage. We require additional impervious surface coverage to allow us to build a boat garage. Our home is set back 63' from the river, at 75' from the water the allowance would have gone up to 52.5% coverage. We are asking for 45% impervious coverage which would allow us to use the buildable space on the south side of our lot between our house and the road for the boat garage. We have previously been granted an exemption for the setback off of Wooded Acres Drive to go from 25' to 18.5' set back. This variance was granted in April of 2021 VA0001-21. We had planned to build boat garage later that year but plans changed and I am now reapplying for a building permit for boat garage which prompted this variance.

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 have any detriment to our neighbors. The proposed boat garage will sit between our attached car garage and our own driveway. This new garage will be used solely for storage of our boat and will not result in additional noise, glare, odor, fumes, vibration or view corridors. The garage would be comparable with existing architecture of the house and will be situated so that the front of our home is not blocked. Neighbors up/down Wooded Acres Dr. have similar set ups with storage/boat garages at the front of their lots, many which block the home. There would not be an impact on snow removal as there is ample space remaining for removal and piling of snow on the south side of driveways as well as along the west side of the garage in natural / landscaped area. Granting the variance will not impact the road or home and will have no effect to public health, well being or access.

#### 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:

Wooded Acres Drive, County road, BST surfaced

☐ 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:

Slope of 12%, soil: silt loam. Landscaped with native grasses, timber

Storm water management plan designed by Sewell Engineering which accounted for proposed boat garage and paved apron was completed prior to home build. Storm water run off was planned for in initial landscape design

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

Pend Orielle River is on north side of the lot

Is site within a floodplain? ☐ Yes ☐ No Firm Panel #: \_\_\_\_\_ Map designation: \_\_\_\_\_

Springs & wells:

Private well Tag # 0005661

Existing structures (size & use):

Three bedroom home with two car attached garage BLP2020-0958. Residential home.

Land cover (timber, pastures, etc):

Landscaped with grass, native grass, timber

Are wetlands present on site? ☐ Yes ☒ No

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

Other pertinent information (attach additional pages if needed):

See attached site plan

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: Tina R... Date: 4/6/2026

Landowner's signature: Christian Rocholl Date: 4/6/2026