



BONNER COUNTY PLANNING DEPARTMENT

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VARIANCE APPLICATION

FOR OFFICE USE ONLY:

FILE #

J0020-26

RECEIVED:

7/20/2026

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) 2 feet |
| ☒ Property Line Setback (4 feet) | ☐ Bulk Increase (Volume) (___ % increase) |
| ☐ Lot and/or Impervious Surface Coverage (___%) | ☐ Lot/Parcel Size Minimum (___ acres) |
| ☐ Depth to Width Ratio (___ :1) | ☐ Other: _____ |

APPLICANT INFORMATION:

Landowner's name: Judy Totten
Mailing address: [REDACTED]
City: Sagle State: Idaho Zip code: 83860
Telephone: Fax:
E-mail:

REPRESENTATIVE'S INFORMATION:

Representative's name:
Company name: N/A
Mailing address:
City: State: Zip code:
Telephone: Fax:
E-mail:

ADDITIONAL APPLICANT/REPRESENTATIVE INFORMATION:

Name/Relationship to project:
Company Name: N/A
Mailing Address:
City: State: Zip Code:
Telephone: Fax:
E-mail:

PARCEL INFORMATION:

Section #: 08 Township: 56W Range: 01E Parcel acreage: .05

Parcel # (s): R P003210010080A

Legal description:

8-56W-1E Peaceful Haven BLK1 Lot 8

Current landowner's name: Judy Totter

Current zoning: Rural 10

Current use: 532 - Non-resid

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?: ☐ 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 property is located in the Rural 10 zoning district and is substantially smaller than a typical Rural 10 parcel. The lot is long, narrow, and tapers towards the shoreline, creating a pie-shaped configuration that limits the available building area. Because of the lot's unique size and shape, it is not possible to comply with the required setback standards.

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 has contained longstanding residential improvements dating from 1995 through 2011. While improvements have occurred over time, the applicant did not create the property's unique size and shape, or physical limitations, which are the basis of this variance request.

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 requested variances will not be detrimental to the public health, safety, or welfare, nor injurious to neighboring properties. The requested variances involve existing structures and improvements and do not create any new public safety concerns. Approval will preserve the applicants safe access to the shoreline via the existing walkway. The applicant is legally disabled, and supporting documents are attached. The property has remained in the same family for three generations.

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:

Glengary Bay Rd

☐ 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:

mostly Flat, Timbered

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

Lake Pend Oreille

Is site within a floodplain? ☒ Yes ☐ No

Firm Panel #: _____ Map designation: _____

Springs & wells:

Garage, Storage, Deck N/A

Existing structures (size & use):

Garage Storage, Deck See Attached map

Land cover (timber, pastures, etc):

Timber

Are wetlands present on site? ☐ Yes ☒ 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: Judy Tatter Date: 7/20/2026

Landowner's signature: _____ Date: _____