



BONNER COUNTY PLANNING DEPARTMENT

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VARIANCE APPLICATION

FOR OFFICE USE ONLY:

FILE #

V0021-26

RECEIVED:

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david.fisher, 7/29/2026, 8:09:58 AM

- ☐ 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 10 foot setback to allow for the construction of:
(Specify the type of structure and use) single family residence

☐ Other (Please specify) _____

APPLICANT INFORMATION:

Landowner's name: Premier Quality Development

Mailing address: 3465 S Walkers Bay RD

City: Coeur d Alene

State: ID

Zip code: 83814

Telephone: 208-660-3850

Fax:

E-mail: judy@premierqualityhomes.com

REPRESENTATIVE'S INFORMATION:

Representative's name: Judy Werre

Company name: Premier Quality Homes Inc

Mailing address: 7736 N Government Way, Suite 4

City: Dalton Gardens

State: ID

Zip code: 83815

Telephone: 208-660-3850

Fax:

E-mail: judy@premierqualityhomes.com

ADDITIONAL APPLICANT/REPRESENTATIVE INFORMATION:

Name/Relationship to project: Jonathon Werre

Company Name: Premier Quality Homes, Inc

Mailing Address: same as above

City:

State:

Zip Code:

Telephone: 509-953-3320

Fax:

E-mail: Jon@premierqualityhomes.com

PARCEL INFORMATION:

Section #: 2	Township: 57N	Range: 1W	Parcel acreage: 0.3220
Parcel # (s): RP033820010140			
Legal description: Golden T Estates 3rd Add Blk 1 Lot 14			
Current landowner's name: Premier Quality Development, LLC			
Current zoning: 15 Rural res sub		Current use: residential homes	
What zoning districts border the project site? same 15 Rural res sub			
North: 15 rural res sub		East: 15 rural res sub	
South: 15 rural res sub		West: 15 rural res sub	
Comprehensive plan designation: 15 rural res sub			
Uses of the surrounding land (describe lot sizes, structures, uses): residential homes			
North: residential homes			
South: residential homes			
East: residential homes			
West: residential homes			
Within Area of City Impact?: ☐ Yes ☒ No		If yes, which city?:	
Detailed directions to site:			

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 challenge with this building site is that it has three sides of the lot with roads. According to the current set back rules all road sides must have a 25 ft set back. With this set back we would have approximately a 20 ft building shelf to construct a home. Our request is for a 5 to 10 ft setback from Northwest side of Timber Grove lane which is a private one way road within the developed home sites. This would allow for a 35 to 40 ft building envelope to construct a single family residence. This is better suited for the community development plan. With trying to design a 20 ft wide home it will cause hardship due to the building restriction requirements for Idaho club and their Architectural control board. An additional request for 15 ft setback on the south side of the lot adjoining Idaho club would be appreciated. The driveway approach would be coming in off the east side off of Timber Grove lane.

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?* This property was purchased with a pre approved plat plan recorded with Bonner County. The applicant did not create this situation. The design drawings for this development of homes sites was in place at time of purchase. The set back requirements were not taken into consideration when creating the plat map. Due to no cause on our part this situation has arised.

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?*

Creating a 5 to 10 ft set back on the Timber Grove Lane side of this lot will not create a site distance issue because it is a cul-de-sac with a one way access. Setting the house back on the Northwest side of the lot 25ft serves no purpose as there is not a site distance issue in this design. The driveway entrance to the home would be required to be set back 25 ft from Timber Grove Lane. Because of this set back it should give enough space to narrow the 25ft setback on Idaho club side to 15 ft.

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:
Developed culdesac with paved road to and from Idaho Club Rd. Road is a gentle slope grade per code. Lot is sloping from east to west so home proposed with have a walk out basement on the SW side.

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

Is site within a floodplain? ☐ Yes ☒ No

Firm Panel #: _____

Map designation: _____

Springs & wells: _____

Existing structures (size & use): none

Land cover (timber, pastures, etc):

There are large trees on this site. Some clearing of trees will be done for the building shelf.

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:
Gemstate

☐ 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: _____

Water will be supplied by:

- ☒ Existing public or community system - List name of provider: TIC utilities
- ☐ 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: _____

Distance (in miles) to the nearest:

Public/Community Sewer System:

Solid Waste Collection Facility:

Public/Community Water System:

Fire Station:

Elementary School:

Secondary Schools:

County Road:

County Road Name:

Which fire district will serve the project site? _____

Which power company will serve the project site? _____

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: N/A

Population: N/A

School facilities & Transportation: N/A

Economic Development: N/A

Land Use: N/A

Natural Resources: N/A

Hazardous Areas: N/A

Public Services: N/A

Transportation: N/A

Recreation: _____
Special Areas or Sites: _____
Housing: <u>Creates a nicer home plan for the enhancement of the community and values</u>
Community Design: <u>Provides the opportunity to meet the HOA design requirements for the home bu</u>
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: Judy J Wene, Pres. Date: 7-24-2026

Landowner's signature: Premier Quality Investment Date: 7-24-2026