BONNER COUNTY PLANNING DEPARTMENT

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VARIANCE APPLICATION

FOR OFFICE USE ONLY:

FILE # V0023-26 Public Hearing Required: Yes ☑ No ☐	RECEIVED: RECEIVED david.fisher , 8/25/2026, 8:55:39 AM

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 (3 feet)	☐ Shoreline Setback (N/a feet)
☐ Property Line Setback (N/a feet)	☐ Bulk Increase (Volume) (n/a % increase)
☐ Lot and/or Impervious Surface Coverage (n/a %)	☐ Lot/Parcel Size Minimum (n/a acres)
☐ Depth to Width Ratio (n/a :1)	☑ Other: Wetland 20 feet

APPLICANT INFORMATION:

Landowner's name: Benjamin Carlson & Sarah Carlson		
Mailing address: [redacted]		
City: Annandale	State: VA	Zip code: 22003
Telephone: [redacted]	Fax:	
E-mail: [redacted]		

REPRESENTATIVE'S INFORMATION:

Representative's name: N/a		
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 #: 6	Township: 57N	Range: 1W	Parcel acreage: 0.95

Parcel # (s): RP001880020070A

Legal description:
6-57N-1W HIDDEN HARBOR BLK 2 LOT 7

Current landowner's name: Benjamin Earl Carlson and Sarah Carlson

Current zoning: 515-Land resid rural subdv vac	Current use: Vacant Land

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: BNSF Railway Right-of Way

South: Unnamed Water way (Portion of Boyer Slough and intermittent stream)

East: Residential lots, vacant land, (2x 0.38 acre lots)

West: Intermittent stream

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 lot lies at the end of a private road, and surrounds a cul-de-sac. No other property is accessed beyond the cul-de-sac. Only about half of the 0.95 acres is buildable due to steep slopes and intermittent stream/wetland running northeast to southwest and continuing around the southern part of the property. The north side of the property is taken up by a septic tank and drain field installed by previous owners. To ensure proper setbacks from the road, wetlands, and slopes exceeding 30%, a variance is requested.

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 applicant has not altered the property since it was purchased. Only about half of the 0.95 acres is buildable due to steep slopes and intermittent stream/wetland running southwest to north east and on southern part of the property. The north side of the property is taken up by a septic tank and drain field installed by previous owners. To ensure proper setbacks from the GIS-identified wetlands and slopes exceeding 30%, a variance is requested.

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?*

As the parcel lies at the end of a private road and cul-de-sac, the variance will not negatively impact any adjoining lands or land-owners as no properties can be accessed beyond the cul-de-sac. The requested street setback variance will not affect the 45' radius of the cul-de-sac. Passenger vehicles and SUVs require a 15' - 25' radius to turn around, and the 45' radius will allow for delivery vehicles and vehicle/trailer combinations up to 40' to successfully navigate the turn. Furthermore, the variance is favorable to maintain sufficient stream, wetland, and slope setbacks.

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:
Privately maintained public dirt road, cul-de-sac with 45' radius terminating in the middle of subject parcel.

☐ 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:
Approximately half of 0.95 acre parcel is level. The western half of the property drops steeply (>30% slopes) to a level area with an intermittent stream/wetland running through the property and entering Boyer Slough.

Water courses (lakes, streams, rivers & other bodies of water):
An unnamed intermittent stream/wetland runs through the property from the northeast to the southwest where it discharges into Boyer Slough

Is site within a floodplain? ☐ Yes ☑ No | Firm Panel #: _____ | Map designation: ____

Springs & wells: Well to be installed on/about 10 August 2026

Existing structures (size & use):
None

Land cover (timber, pastures, etc):
Level areas of the property are sparsely timbered with mature timber on the steeper slopes and along the intermittent stream.

Are wetlands present on site? ☑ Yes ☐ No | Source of information: Bonner County GIS

Other pertinent information (attach additional pages if needed):

Previous owner installed septic tank and drainfield on north side of the property, making this area unsuitable for building.

In order to maintain proper setbacks from the Bonner County GIS-identified wetland, a variance is requested for wetland, and road setbacks to enable structural/architectural compliance for landowners to functionally utilize the subject property while minimizing impacts to the subject property's vegitation and the surrounding ecosystems.

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: 4 AUG 26

Landowner's signature: _____ Date: 4 Aug 2026