BONNER COUNTY PLANNING DEPARTMENT

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VARIANCE APPLICATION

FOR OFFICE USE ONLY:

FILE # V0024-26

RECEIVED: RECEIVED kyle.snider , 8/31/2026, 11:14:22 AM

Public Hearing Required: Yes [X] 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)
- [ ] Property Line Setback (____ feet)
- [ ] Lot and/or Impervious Surface Coverage (___%)
- [x] Depth to Width Ratio (4:1 :1)
- [ ] Shoreline Setback (____ feet)
- [ ] Bulk Increase (Volume) (____ % increase)
- [x] Lot/Parcel Size Minimum (4.98 acres)
- [ ] Other: _____

APPLICANT INFORMATION:

Landowner's name: James & Faola Grant
Mailing address: [redacted]
City: Priest River State: ID Zip code: 83856
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: n/a
Company Name:
Mailing Address:
City: State: Zip Code:
Telephone: Fax:
E-mail:

PARCEL INFORMATION:

Section #: 14	Township: 56N	Range: 5W	Parcel acreage: 10 acres

Parcel # (s): RP56N05W148780

Legal description: see attached paper

Current landowner's name: James & Paola Grant

Current zoning: R5	Current use: Home

What zoning districts border the project site?

North: R5	East: R5
South: County road	West: R5

Comprehensive plan designation:

Uses of the surrounding land (describe lot sizes, structures, uses):

North: 10 acres Home

South: County road

East: 5 acres Home

West: 10 acres Home, barn, shop

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.* Our property doesn't conform to standards because ours is triangle shape. While the original 10 acres conforms to depth to width ratio when we split it into 2-5acre parcels it doesn't comply with ordinance 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?*
When we bought the property it was split into 2 triangles so that each property had access to Bodie Canyon Road. The original owner split the property.

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 is not in conflict with public interest as the split parcels will both be used as homes. Public access will not be affected as there will be an easement established from Parcel #1 for parcel #2

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:

Not yet 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:

☐ 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:

Pasture and some timber, flat

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

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

Springs & wells:

not yet existing

Existing structures (size & use):

not yet existing

Land cover (timber, pastures, etc): pasture and some timber

Are wetlands present on site? ☐ Yes ☒ No Source of information: _____

Other pertinent information (attach additional pages if needed): Our grand son is a hard worker and he wants a place to work for so we want to be able to sell the 5 acres to him

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: James R Grant Date: 8/30/26

Landowner's signature: Paula K. Grant Date: 8/30/26

Current Legal Description: 1029 Bodie Canyon Rd, Priest River, Idaho

Beginning at the Southwest corner of the East 1/2 of the East 1/2 of the Southeast Quarter of the Southwest Quarter of Section 14, Township 56 North, Range 5 West, Boise Meridian;

Thence Easterly along the South Line of Said Section 14 to the Southeast corner of the West 1/2 of the West 1/2 of the Southwest Quarter of the Southeast Quarter;

Thence Northerly Along the East Line of the West 1/2 of the West 1/2 of the Southwest Quarter of the Southeast Quarter to the Northeast Corner of the West 1/2 or the West 1/2 of the Southwest Quarter of the Southeast Quarter of Said Section 14;

Thence Southwesterly in a Straight Line to the Point of Beginning.

Subject to an Easement 30 Feet in width across the Southwest Corner of the Above-Described Property Running in a Northerly Direction.