



BONNER COUNTY PLANNING DEPARTMENT

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VARIANCE APPLICATION

FOR OFFICE USE ONLY:

FILE #

V0025-26

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david.fisher , 9/2/2026, 2:40:25 PM

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 (¹⁰___ 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: Ryan and Connie Wilson

Mailing address: _____

City: Rathdrum

State: ID

Zip code: 83860

Telephone: _____

Fax: _____

E-mail: _____

REPRESENTATIVE'S INFORMATION:

Representative's name: _____

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 #:	Township:	Range:	Parcel acreage: .45
Parcel # (s): RP005570000140A			
Legal description: 34-57N-3W Swan Shores Lot #14			
Current landowner's name: Ryan and Connie Wilson			
Current zoning: Rural		Current use: residential	
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.*

Due to lot size and being a setback of the river edge of 40 feet there is limited space for building. Also the road of a Swan Shores is a County maintained road and from the centerline of the road to our lot line is 35 feet distance using GIS mapping. With the road edged to property line of 20 feet distance. if I had to set the shop 25 feet back from the property line there would not be enough room for the house to fit in between the 40 foot set back and flood elevation from river to the proposed shop. This is why were asking for a setback of 10 feet distance from our property line which would be 45 feet from the centerline of Swan shore Road, and 35 feet from the road edge according to the GIS mapping and messurments.

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?*

NO, but we have not reduced the size of the lot. But over time the lot has decreased in size due to erosion of the water line thus reducing the size of a lot to build on. Mitigation efforts were approved and have been performed to maintain and prevent any further erosion, thus preventing any further reduction of lot size.

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 this variance would have minimal to no impact on my neighbors. Actually some of the neighbors setbacks which have recently been approved were less than 25 feet from their property line and in some cases some of the structures are less than 5 feet from the edge of the road. We will agree and maintain at least a 35 foot center of road distance to the property line and another 10 feet from the property line for the building. We will also mitigate any erosion on the sides of the road and maintain proper road maintenance and less than 2% grade so that no erosion of the road will occur and future midigation in the swell for utilities will not be impacted

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:
gravel driveway with seasonal usage. Road width is 70 feet total and my property line to the centerline of swan shores is greater than 35 feet distance.

☐ 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: that is greater than a 15 foot swell prior to the Road Edge.

Water courses (lakes, streams, rivers & other bodies of water):
River Edge is present on the back property line

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

Springs & wells: none

Existing structures (size & use):
none

Land cover (timber, pastures, etc):
none

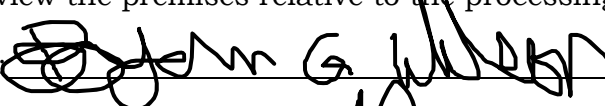
Are wetlands present on site? ☐ Yes ☒ No

Source of information: _____

Other pertinent information (attach additional pages if needed):

We are limited on the space to build due to setbacks of the river and floodplain. The road usage is seasonal usage. We are year round residents. Also of significant note our CCnRs state we are in compliance with a set back of 15 feet from road edge, but Bonnor County set backs are different. We are currently setback from road edge of 20 feet and asking for a 10 foot setback from property line to build our shop, this set back will prevent any obstructions if any future maintenance is needed by Bonnor roads department or utilities in our swell by our shop.

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: 08/18/2026

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