



# BONNER COUNTY PLANNING DEPARTMENT

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## VARIANCE APPLICATION

### FOR OFFICE USE ONLY:

FILE #  <b>VA0004-26</b>	RECEIVED:
Public Hearing Required: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

### 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*):

<input type="checkbox"/> Street Setback (___ feet)	<input type="checkbox"/> Shoreline Setback (___ feet)
<input type="checkbox"/> Property Line Setback (___ feet)	<input type="checkbox"/> Bulk Increase (Volume) (___ % increase)
<input type="checkbox"/> Lot and/or Impervious Surface Coverage (___%)	<input type="checkbox"/> Lot/Parcel Size Minimum (___ acres)
<input type="checkbox"/> Depth to Width Ratio (___ :1)	<input checked="" type="checkbox"/> Other: <u>8" Gross Adjust (Please see L103)</u>

### APPLICANT INFORMATION:

Landowner's name: Johan & Nada Stockton

### REPRESENTATIVE'S INFORMATION:

Representative's name: Houston Stockton

### ADDITIONAL APPLICANT/REPRESENTATIVE INFORMATION:

Name/Relationship to project: Dan - Architect
Company Name: Dan Joseph Architects

**PARCEL INFORMATION:**

Section #:	Township:	Range:	Parcel acreage: 2.045
Parcel # (s): <del>RF59N04W097791A</del> <b>RP59N04W097791A</b>			
Legal description: 9-59N-4W TAX 50 & TAX 86			
Current landowner's name: John & Nada Stockton			
Current zoning: Recreation		Current use: Residential	
What zoning districts border the project site?			
North: Idaho Department of Lands		East: Idaho Department of Lands	
South: Jeremy Warren		West: Preist Lake	
Comprehensive plan designation:			
Uses of the surrounding land (describe lot sizes, structures, uses):			
North: 681-Exempt prop state statute, 11.020 Acres			
South: 532-nonresid imprv on cat12/15; 46.820 Acres			
East: 681Exempt prop state statute, 11.020 Acres			
West: Preist Lake			
Within Area of City Impact?: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		If yes, which city?: Coolin (Bonner Co growth mgmt area)	

**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.*

Lot Shape: Abrupt change north-west property line (Lake side). Home proposed resides behind the 40' setback, however an open air deck, and illustrated stone piers are located within an 8'-0" Administrative Gross Adjustment zone. (Please see Plan - L103 attached)

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?*

Applicant actions did not result in the requested Administrative review of the proposed Gross Adjustment.

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?*

Variance will not be in conflict with Public Health, Safety or Welfare, or materially injurious to properties of improvements within the vicinity of the subject parcel. Please see attached Drawings (L100 & L103).

**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:  
County Standard, two lane (Width unknown) gravel road, mostly level; Warren Beach Road., Coolin, ID.

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 low lying, level and lake adjacent. No rock outcroppings or benches.

Water courses (lakes, streams, rivers & other bodies of water):  
No lakes, streams, rivers or other bodies of water.

Is site within a floodplain?  Yes  No Firm Panel #: \_\_\_\_\_ Map designation: \_\_\_\_\_

Springs & wells: Please see JA Sewell documents attached for specific Floodplains, and Wells or Springs (If any),

Existing structures (size & use):  
No existing structures are located on this site.

Land cover (timber, pastures, etc):  
Mostly open, intermittent native, natural trees and shrubs.

Are wetlands present on site?  Yes  No

Source of information: Bonner County, ID Map

Other pertinent information (attach additional pages if needed):

Attachments Include:

- 1.) L100
- 2.) L103
- 3.) JA Sewell - Site Anlaysis

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: 3/16/2026

Landowner's signature: \_\_\_\_\_ Date: \_\_\_\_\_