

NOTICE OF AGENCY REVIEW



I hereby certify that a true and correct copy of this "Notice of Agency Review" was digitally transmitted or mailed (postage prepaid) on this **31st** day of **March 2026**.

Janna Brown

Janna Brown, Administrative Assistant III

This notice was mailed to political subdivisions, property owners within 300 feet of the subject property, and the media on **Tuesday, March 31, 2026**.

File VA0004-26 - Administrative Variance - Shoreline Setback The above-named application has been submitted to the Bonner County Planning Department for processing and has been determined to be complete. The applicant is requesting a variance to the shoreline standards, to allow a 32-foot shoreline setback, where 40 feet is required, for the construction of a new single family dwelling. The property is zoned Recreation (REC). The project is located off Warren Beach Road in Section 9, Township 59 North, Range 4 West, Boise-Meridian. The project site is within the service areas of Coolin Cavanaugh Bay Fire District, and Coolin Sewer District.

To review this application, go to the Planning Department web site at bonnercountyid.gov/current-projects. If you experience difficulties visiting the project web page, try an alternative browser (Mozilla Firefox or Google Chrome) for access. If you prefer to receive hard copies of the application or have any difficulties reaching this web site, please contact the planning department as soon as possible.

Please review the application relative to your agency's area of expertise and include any recommended conditions of approval and supporting code sections by **April 30, 2026**. If your agency requires any additional information from the applicant, please advise the planning department in writing allowing ample time for applicant response. All comments will be forwarded to the applicant and representatives. If no response is provided, staff will conclude your agency has no objections to the project or recommended conditions.

If you have no comment or response, you may indicate below and return this form to the Planning Department.

NO COMMENT _____
Name Date

A2 / L104

A2 / L104

MATCH LINE

DRIVE

40' SETBACK

25'-0"

FOUNDATION WALL (TYP)

BOAT HOUSE
LIKE-FOR-LIKE

PROPERTY LINE (TYPICAL)

PROPERTY LINE (TYPICAL)

PRIEST LAKE

EXISTING SEA WALL (APPROX)

VARIANCE REQUEST
ADMINISTRATIVE REVIEW
FOR GROSS ADJUSTMENT
(20% x 40'-0" = 8'-0")

A2
4200

D2
4201

40' SETBACK

OPEN AIR
DECK

FOUNDATION WALL (TYP)

25'-0"

PROPERTY LINE (TYPICAL)

SINGLE FAMILY
DWELLING

COVERED
DECK

EXISTING

FOUNDATION WALL (TYP)

STONE PIER (TYP)

A2
4200

PROPERTY LINE (TYPICAL)

25'-0"

WARREN BEACH RD

A7/L104

MATCH LINE

DRIVE

A7/L104

A7 Boat House - Like for Like
L104 NTS

A2 Setback Variance Plan
L104 NTS



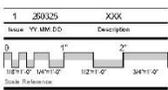
164

WARREN BEACH
Coolin, Idaho

Dan Joseph Architects
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NOTES
ADMINISTRATIVE VARIANCE REQUEST IS IN RESPONSE TO AN IRREGULAR PROPERTY LINE (NORTH & SOUTH END) THAT WHEN OFFSET AT A 40' SETBACK ENDOUCHES UPON AN HOME ATTACHED OPEN AIR & COVERED DECK.
VARIANCE DOES NOT ENDOUCH UPON ADJOINING PROPERTY USE, VIEWS OR NEGATIVELY AFFECT PROPERTY VALUATION.

NOT FOR CONSTRUCTION



FOR PLANNING REVIEW & PERMITTING ONLY

Site - Enlarged Admin Variance
164 Warren Beach Rd, Coolin, ID

L104