



BONNER COUNTY PLANNING DEPARTMENT

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VARIANCE APPLICATION

FOR OFFICE USE ONLY:

FILE #

V0002-26

RECEIVED:

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MAY 22 2026

Bonner County
Planning Department

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 (<u>0</u> 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: <u>Kenton + Leanna Brenner</u>		
Mailing address: [REDACTED]		
City: <u>Sagle</u>	State: <u>ID</u>	Zip code: <u>83860</u>
Telephone: [REDACTED]	Fax: _____	
E-mail: [REDACTED]		

REPRESENTATIVE'S INFORMATION:

Representative's name:		
Company name:		
Mailing address:		
City: <u>N/A</u>	State:	Zip code:
Telephone:	Fax:	
E-mail:		

ADDITIONAL APPLICANT/REPRESENTATIVE INFORMATION:

Name/Relationship to project:		
Company Name:		
Mailing Address:		
City: <u>N/A</u>	State:	Zip Code:
Telephone:	Fax:	
E-mail:		

PARCEL INFORMATION:

Section #: <u>35</u>	Township: <u>56N</u>	Range: <u>2W</u>	Parcel acreage: <u>5.0</u>
Parcel # (s):			
Legal description: <u>35-56N-2W N 621-36 Ft OF S 186 Ft OF</u> <u>N 3096 Ft OF W 3/15 E OF plat CPWRS</u>			
Current landowner's name: <u>Leanna + Kenton Brenner</u>			
Current zoning:		Current use: <u>residential</u>	
What zoning districts border the project site?			
North: <u>R 10</u>		East: <u>R 10</u>	
South: <u>R 5</u>		West: <u>R 10</u>	
Comprehensive plan designation:			
Uses of the surrounding land (describe lot sizes, structures, uses):			
North: <u>vacant 9.9 ac</u>			
South: <u>vacant 5 ac</u>			
East: <u>vacant 12.8 ac</u>			
West: <u>SFD 4.8 / SFD 4.8</u>			
Within Area of City Impact?: ☐ Yes ☒ No		If yes, which city?: <u> </u>	

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.*

OF the five acres, three plus have a slope of 6% to 30%. We have built on the only flat area. We have^{an} septic field where the lawn is presently.

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?*

There are no known circumstances that we are aware of.

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?*

Allowing this variance will not be detrimental to public health, safety, or welfare. In the future (if we sold the property) could interfere with one neighbor. His current plan to put an access road in is far enough away not to cause any problems. Only trailers for landscaping are parked here.

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: easement is gravel 20 ft wide, in places has a 6% grade.

☐ 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:
30% maximum slope, is forested, no outcroppings or benches covers 3+ acres

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

none on our property

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

Springs & wells: no springs
one residential well

Existing structures (size & use): house - residential 1500 sq. ft
pole building/shop/storage area 1700 sq. ft
lean to parking (landscape trailers) 792 sq. ft

Land cover (timber, pastures, etc):

excluding buildings area is covered
with timber

Are wetlands present on site? ☐ Yes ☒ No

Source of information: _____

Other pertinent information (attach additional pages if needed):

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: Lexia C. Bruemm Date: 5-21-26

Landowner's signature: _____ Date: _____