



BONNER COUNTY PLANNING DEPARTMENT

1500 HIGHWAY 2, SUITE 208, SANDPOINT, ID 83864 (208) 265-1458 (208) 265-1463 (FAX)
planning@bonnercountyid.gov (email) www.bonnercountyid.gov (web page)

VARIANCE APPLICATION

FOR OFFICE USE ONLY:

FILE #

V0005-26

RECEIVED:

3/13/2026

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 (<u>5</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: RICHARD GRAY

Mailing address: _____

City: SANDPOINT

State: ID

Zip code: 83864

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 #: 4	Township: 58N	Range: 1W	Parcel acreage: 12.84
Parcel # (s): RP58N01W040750A			
Legal description: SEE EXHIBIT A			
Current landowner's name: RICHARD GRAY			
Current zoning: AG FOREST		Current use: HOMESITE	
What zoning districts border the project site?		AG FOREST/TIMBER	
North: AG FOREST 14.33 AC		East: AG FOREST 14.8 AC	
South: AG FOREST 9.88 AC		West: AG FOREST 59.8 AC	
Comprehensive plan designation:			
Uses of the surrounding land (describe lot sizes, structures, uses):			
North: HOMESITES GARAGES		14.33 AC	
South: HOMESITE GARAGE		9.88 AC	
East: HOMESITE GARAGE		14.8 AC	
West: HOMESITE GARAGE BARN		59.8 AC	
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.*

SEE EXHIBIT BI

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?*

SEE EXHIBIT BI

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?*

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:

5 IN GRAVEL BASE. 12 FT WIDE
WITH 30 FT APRON AT COUNTY RD.



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:

FARMLAND PASTURE WITH ROLLING BENCHES, MINOR SLOPES
SPARSE CONIFERS, COTONWOODS FOLLOWING SEASONAL WATER.

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

PACK RIVER FRONTAGE, STORAGE FOR WATER RUNOFF
IN PONDING AREAS.

Is site within a floodplain? ☐ Yes ☒ No

Firm Panel #: _____

Map designation: _____

Springs & wells:

1 DOMESTIC WELL

96% OUT OF FLOODPLAIN INCLUDING
HOMESITE. SEE EXHIBIT C.

Existing structures (size & use):

HOMESITES, GARAGES & BARN

Land cover (timber, pastures, etc):

80% FARMLAND PASTURE
20% TREE LINED SEASONAL CREEK TO
POND STORAGE.

Are wetlands present on site? ☒ Yes ☐ No

Source of information: EXHIBIT C

Other pertinent information (attach additional pages if needed):

ALL STRUCTURES ABOVE FLOOD PLAIN.

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: 3-12-26

Landowner's signature: _____ Date: _____