



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 # V0006-26	RECEIVED:
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 (___ feet)	☒ Bulk Increase (Volume) (⁵⁰ ___ % increase)
☐ Lot and/or Impervious Surface Coverage (___%)	☐ Lot/Parcel Size Minimum (____ acres)
☐ Depth to Width Ratio (___ :1)	☐ Other: _____

APPLICANT INFORMATION:

Landowner's name: Greg Gaudet		
Mailing address: [REDACTED]		
City: Phoenix	State: AZ	Zip code: 85044
Telephone: [REDACTED]	Fax:	
E-mail: [REDACTED]		

REPRESENTATIVE'S INFORMATION:

Representative's name: Russ Edwards		
Company name: shoreline construction		
Mailing address: [REDACTED]		
City: sage	State: ID	Zip code: 83860
Telephone: [REDACTED]	Fax:	
E-mail: [REDACTED]		

ADDITIONAL APPLICANT/REPRESENTATIVE INFORMATION:

Name/Relationship to project:		
Company Name:		
Mailing Address:		
City:	State:	Zip Code:
Telephone:	Fax:	
E-mail:		

PARCEL INFORMATION:

Section #: 21	Township: 56N	Range: 1W	Parcel acreage: 0.904
Parcel # (s): RP00143000007AA			
Legal description: 21-56N-1W GARFIELD BAY #1 LOTS 7,8,9			
Current landowner's name: Gaudet, Gregory			
Current zoning: REC		Current use: REC	
What zoning districts border the project site?			
North: Rec		East: Rec	
South: Rec		West: Rec	
Comprehensive plan designation: Rec			
Uses of the surrounding land (describe lot sizes, structures, uses):			
North: Lot Size: 0.33 Acres, No existing structures			
South: Lot Size: 0.550 Acres, Single-family Residence, boat house.			
East: Lake Pend Oreille			
West: Lot Size: 0.601 Acres, Single-family Residence			
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.*

Response in Narrative Statement Document

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?*

Response in Narrative Statement Document

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?*

Response in Narrative Statement Document

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:



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:

The lot is steep (20% to 40% slopes) along the western portion of the lot with a bench (5% to 20% slopes) in the middle of the lot then steepens (60% to 80% slopes) with another bench prior to the Lake.

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

Lake Pend Oreille is located to the east of the lot.

Is site within a floodplain? ☒ Yes ☐ No

Firm Panel #: 0975

Map designation: E

Springs & wells: None

Existing structures (size & use):

Garage near West Garfield Bay Road: Approx. 221 sf

Single story house with daylight basement:

Garage located middle of the lot: Approx. 1,012 sf

Single Story House (to be reconstructed): Approx. 714.6 sf

Land cover (timber, pastures, etc):
Western portion of the lot has partially tree cover with the eastern portion developed with lawn and low-lying shrubs.

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:  _____ Date: 3/22/2026

Landowner's signature: _____ Date: _____