



BONNER COUNTY PLANNING DEPARTMENT

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planning@bonnercountyid.gov (email) www.bonnercountyid.gov (web page)

VARIANCE APPLICATION

FOR OFFICE USE ONLY:

FILE #

V0009-20

RECEIVED:

4/6/2020

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 (0 feet) | ☒ Bulk Increase (Volume) (83 % increase) |
| ☐ Lot and/or Impervious Surface Coverage (___%) | ☐ Lot/Parcel Size Minimum (___ acres) |
| ☐ Depth to Width Ratio (___ :1) | ☐ Other: _____ |

APPLICANT INFORMATION:

Landowner's name: CODY DANIEL LOGAN		LEANNE CATALA	
Mailing address: [REDACTED]			
City: SANDPOINT	State: ID	Zip code: 83864	
Telephone: [REDACTED]	Fax: [REDACTED]		
E-mail: [REDACTED]			

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: 57	Range: 1	Parcel acreage: 7.45
Parcel # (s): RPS7N01W040981A			
Legal description: 4.57 N - 1 W TAX125			
Current landowner's name: CODY DANIEL LOGAN LEANNE CATALA			
Current zoning: AF 10		Current use: AG RES	
What zoning districts border the project site? AF 10 RS			
North: AF 10		East: R-5	
South: AF 10		West: AF 10	
Comprehensive plan designation: AG FOREST LAND 10-20 ACRES			
Uses of the surrounding land (describe lot sizes, structures, uses): AGG			
North: AGG			
South: AGG			
East: AGG			
West: AGG			
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 ATTACHED 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?*

SEE ATTACHED 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?*

SEE ATTACHED 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:

LEVEL GRASS SURFACE , SLIGHT GRADE TOWARD SOUTH PROPERTY LINE .

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

NONE

Is site within a floodplain? ☐ Yes ☒ No

Firm Panel #: _____

Map designation: _____

Springs & wells:

NONE OPEN WATER SYSTEM

Existing structures (size & use):

65 X 30' BARN USED FOR SHEEP BREEDING
AND HAY/FEED STORAGE

Land cover (timber, pastures, etc):

PASTURE, TIMBER

Are wetlands present on site? ☐ Yes ☒ No

Source of information: _____

Other pertinent information (attach additional pages if needed):

PHOTOS AND KEN PEARLSTEIN'S LETTER

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: 4-6-26

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Date: 4-6-26