



BONNER COUNTY PLANNING DEPARTMENT

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VARIANCE APPLICATION

FOR OFFICE USE ONLY:

FILE # V0010-26	RECEIVED:
Public Hearing Required: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	

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*):

<input type="checkbox"/> Street Setback (___ feet)	<input type="checkbox"/> Shoreline Setback (___ feet)
<input checked="" type="checkbox"/> Property Line Setback (<u>10</u> feet)	<input type="checkbox"/> Bulk Increase (Volume) (___ % increase)
<input type="checkbox"/> Lot and/or Impervious Surface Coverage (___%)	<input type="checkbox"/> Lot/Parcel Size Minimum (___ acres)
<input type="checkbox"/> Depth to Width Ratio (___ :1)	<input type="checkbox"/> Other: _____

APPLICANT INFORMATION:

Landowner's name: <u>Travis and Stacey Clemenson</u>		
Mailing address: [REDACTED]		
City: [REDACTED]	State: [REDACTED]	Zip code: [REDACTED]
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 #:	Township:	Range:	Parcel acreage:
Parcel # (s): 61N05W147500A			
Legal description: 14-61N-5W TAX 3 C P WRS			
Current landowner's name: Travis and Stacey Clemens m			
Current zoning: A/F 10	Current use:		
What zoning districts border the project site?			
North: A/F 10	East: A/F 10		
South: A/F 10	West: US Govt		
Comprehensive plan designation: A/F 10			
Uses of the surrounding land (describe lot sizes, structures, uses):			
North: VACANT 8 Acres			
South: VACANT			
East: Home w/shop and workshop on 12 Acres			
West: US Govt			
Within Area of City Impact?: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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.*

Lot is triangular shaped and a 25 foot setback pushes our shop farther North than if the lot shape was rectangular. Also will require a substantial amount of fill hauled in to accomodate this structure.

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?*

The lot shape has been of this configuration for several ownerships.

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?*

This will not conflict with public interest due to its location as well as proposed structure is for private use.

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: Pathway through our property.

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:
mostly flat w/ some grade drops

Water courses (lakes, streams, rivers & other bodies of water):
None

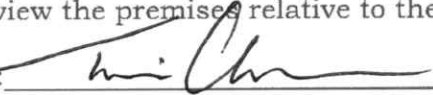
Is site within a floodplain? Yes No Firm Panel #: _____ Map designation: _____


Springs & wells: Well drilled at North End of the property approximately 600 feet

Existing structures (size & use): None

Land cover (timber, pastures, etc): <u>Timber w/ openings</u>	
Are wetlands present on site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Source of information: _____
Other pertinent information (attach additional pages if needed): <u>Thank You for your consideration.</u>	

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: 3/31/24

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