



BONNER COUNTY PLANNING DEPARTMENT

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VARIANCE APPLICATION

FOR OFFICE USE ONLY:

FILE #

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 (<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: BAUMANN, DENISE & DALE

Mailing address: _____

City: _____

State: IDAHO

Zip code: 83869

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 #: 26	Township: 54N	Range: 4W	Parcel acreage: 7.0
Parcel # (s): RD 54N 04W 261201A			
Legal description: 26-54N-4W TAX 4 & W 435.6 FT OF TAX 2			
Current landowner's name: BAUMANN, DENISE + DALE			
Current zoning: RURAL 10 (R-10)		Current use: RURAL RESIDENTIAL (5-10 AL)	
What zoning districts border the project site?			
North: RURAL 10 (R-10)		East: RURAL 10 (R-10)	
South: AGRICULTURAL FORESTRY 20		West: AGRICULTURAL FORESTRY 20	
Comprehensive plan designation:			
Uses of the surrounding land (describe lot sizes, structures, uses):			
North: RURAL RESIDENTIAL (5-10 AL)			
South: AG / FOREST (10-20 AL)			
East: RURAL RESIDENTIAL (5-10 AL)			
West: AG FOREST (10-20)			
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 SUPPLEMENTAL STATEMENT # 1

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?*

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 SUP STATEMENT # 2

ACCESS INFORMATION:

Please check appropriate boxes:

☐	<u>Private Easement</u> 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:
☒	<u>Public Road</u> Describe travel surface (e.g., gravel, dirt, paved, etc.), travel way width, road grade right-of-way width and name, if existing: <u>FS RD 2476 CLATSOP</u> <u>FOREST SERVICE EASEMENT ROAD AND DRIVEWAY ARE ALL 14 TO 16 FEET IN WIDTH AND COMPOSED OF GRAVEL + DECOMPOSED GRANITE</u>
☐	<u>Combination of Public Road/Private Easement</u> 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:

MAXIMUM SLOPE GREATER THAN 30% ALONG THE N/E → E 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:

ONE RESIDENTIAL WELL.

Existing structures (size & use):

SEE SUPPLEMENTAL STATEMENT #3.

Land cover (timber, pastures, etc):

SEE SUPPLEMENTAL STATEMENT #3.

Are wetlands present on site? ☐ Yes ☒ No

Source of information: 2012 MAPAUL

Other pertinent information (attach additional pages if needed):

APPLICATION: GIS

SEE SUPPLEMENTAL STATEMENT #4.

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: Don Berman Date: 4/9/26

Landowner's signature: _____ Date: _____