

BONNER COUNTY PLANNING DEPARTMENT

VARIANCE APPLICATION – SUPPLEMENT

1. The property consists of two parcels that total 7 acres and triangular in shape. The primary residence is 2000 square feet with a full basement. The residence is approximately 954' from the Northeast corner of the triangular shaped property. It is 310' from the South property line, 333' from the East and 68' from the West property lines. The driveway starts at Northeast corner of the property and runs along the East property line to a circle driveway along the North side of the primary residence.

There is a two-car garage just West of the primary residence along the Western edge of the circle driveway. The garage, which was constructed in 2000, is about 750 sq ft (30' x 25') and is about 4 feet from the Western property line.

The **carport**, which is 720 sq ft, was set just North of the garage and is about 6 feet from the Western property line.

The primary residence, garage and carport are set on a relatively level section of the property. The is heavily forested woods along the Western property line. On the East side, the terrain changes to a steep slope that extends past and down from the property line into the adjoining properties.

The location for the carport was chosen due to its proximity to the main residence and existing garage. It was also placed close to the Western property line to minimize the intrusion it would have into the circle driveway.

The driveway between the house and carport is level. This was important due to health and mobility concerns for the primary occupants of the residence (my wife and I).

It was also important as snow removal equipment is stored in the carport during the winter months, making it easier to access during periods of snow.

2. Granting the variance in this situation should not cause any conflict or be detrimental to the public health, safety, or welfare, or be materially injurious to properties in the surrounding areas. The area directly behind the carport on the West property line, as well as the South, is heavily wooded National Forest. The area along the East and Northeast is heavily wooded privately owned forest. There are no permanent structures in the area. There are also no lakes, waterways, springs or wetlands in the area.

The forest service easement roads and driveway are all 14 to 16 feet in width. If the need were to arise, emergency equipment, such as law enforcement, fire and medical would have no problem getting to the property.

3. There are also two other existing structures on the property, a 2400 sq ft shop and 750 sq ft garage, that are within 20 feet of the Western property line (see the attached plot plan). The shop was built prior to 2000 and the garage in 2000. There is also a small guest house at the Southeast corner. The guest house is about 700 square feet (20' x 35') in size.

Near the main residence there is a small 10' by 14' green house. There are also two small storage sheds located between the garage, carport and green house. The storage sheds are not permanent; they have no foundations and can be moved. The storage sheds are 8'x12' and 10'x12'. (See the attached plot plan.)

At the North end of the property there is about 2 (estimated) acres of pasture. There is a small number of trees spread throughout the property.

4. The area surrounding the property is heavily wooded forest. The properties along the South and West property lines are National Forest and is considered; Forested / Shrub Wetland. The properties along the Northeast and East sides are privately owned timber. They, including the seven-acre parcel, are not considered wetlands. There also are no indications of any about ground water sources, such as springs, rivers, lakes or ponds.

[This information was obtained through the Bonner County Public Mapping Application; Geographic Information System, which cites the US Fish and Wildlife.]