



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 #

V0012-25

RECEIVED:

RECEIVED
APR 13 2026

Public Hearing Required: Yes ☒ No ☐

BONNER COUNTY
PLANNING DEPARTMENT

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 (<u>10</u> feet) <small>INTERMITTENT CREEK</small> |
| ☐ Property Line Setback (___ feet) | ☐ Bulk Increase (Volume) (___ % increase) |
| ☐ Lot and/or Impervious Surface Coverage (___%) | ☐ Lot/Parcel Size Minimum (___ acres) |
| ☐ Depth to Width Ratio (___ :1) | ☒ Other: <u>10 FT. WETLAND SETBACK</u> |

APPLICANT INFORMATION:

Landowner's name: PETER & LOREL BOAS - BOAS 2018 TRUST

Mailing address: [REDACTED]

City: SANDPOINT

State: ID.

Zip code: 83864

Telephone: [REDACTED]

Fax:

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 #:	19	Township:	59N	Range:	1E	Parcel acreage:	40
Parcel # (s):	RP 59N01E196600A						
Legal description:							
Current landowner's name:	PETER & LOREL BOAS BOAS 2018 TRUST						
Current zoning:	AF 20			Current use:			
What zoning districts border the project site?							
North:	AF 20			East:	AF 20		
South:	AF 20			West:	AF 20		
Comprehensive plan designation:	PRIME AG FOREST						
Uses of the surrounding land (describe lot sizes, structures, uses):							
North:	COMMERCIAL TIMBER						
South:	U.S. GOVERNMENT						
East:	RESIDENTIAL						
West:	VACANT						
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 (A)

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 (B)

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 (C)

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:

DIRT- USFS MAINTAINED

☐

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:

SOUTHERN 1/3 IS FLAT MEADOW RISING NORTHWARD TO BENCH APPROX 55 FEET, THEN RISING AGAIN TO A FLAT BENCH FOR TOP 1/3 OF PROPERTY

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

PROPERTY CROSSES GROUSE CREEK AT SE AND SW CORNERS

SMALL INTERMITTENT CREEK FLOWS FROM EAST TO WEST THRU LOWER MEADOW

Is site within a floodplain? ☐ Yes ☒ No

Firm Panel #: _____

Map designation: _____

Springs & wells:

Existing structures (size & use):

SEE ATTACHED MAP

Land cover (timber, pastures, etc):

LOWER 1/3 MEADOW

UPPER 2/3 HEAVILY TIMBERED

Are wetlands present on site? ☒ Yes ☐ No

Source of information: COUNTY GIS

Other pertinent information (attach additional pages if needed):

ATTACHED IS A WETLAND DELINEATION REPORT FROM TOM DUEBENDORFER
LOCATING THE TRUE POSITION OF THE WETLAND AND INTERMITTENT CREEK.

(D)

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: _____

Al. J. Bms

Date: _____

4/13/26

Landowner's signature: _____

Loel Boas

Date: _____

4/13/26