



BONNER COUNTY PLANNING DEPARTMENT

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VARIANCE APPLICATION

FOR OFFICE USE ONLY:

FILE # V0013-26	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>13'</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: Pete & Rebekah Kopplin		
Mailing address: [REDACTED]		
City: [REDACTED]	State: [REDACTED]	Zip code: [REDACTED]
Telephone: [REDACTED]	Fax: [REDACTED]	
E-mail: [REDACTED]		

REPRESENTATIVE'S INFORMATION:

Representative's name: Travis Sissom		
Company name: Signature Builders LLC.		
Mailing address: [REDACTED]		
City: [REDACTED]	State: [REDACTED]	Zip code: [REDACTED]
Telephone: [REDACTED]	Fax: [REDACTED]	
E-mail: [REDACTED]		

ADDITIONAL APPLICANT/REPRESENTATIVE INFORMATION:

Name/Relationship to project:		
Company Name:		
Mailing Address:		
City:	State:	Zip Code:
Telephone:	Fax:	
E-mail:		

PARCEL INFORMATION:

Section #: 2	Township: 56 North	Range: 2 West	Parcel acreage: .718
Parcel # (s): RP024810020160A			
Legal description: 2-56N-2W Buck Run BLK 2 Lot 16 CPWRS			
Current landowner's name: Pete & Rebekah Kopplin			
Current zoning: Subdivision -S		Current use: Subdivision- S	
What zoning districts border the project site?			
North: Zone- S		East: Frye Creek/ Bottle Bay	
South: Zone- S		West: Common Area A	
Comprehensive plan designation: Building garage without affecting natural trees/foliage to halt drainage to Frye Creek.			
Uses of the surrounding land (describe lot sizes, structures, uses):			
North: Zoning- S, Lot 15, .58 acres, garage 1,000 sq ft, House 4,000 sq ft			
South: Zoning-S, Harbor View, Lot 1, Block 10, .291 Acres, House 3,811 sq ft			
East: Frye Creek/ Bottle Bay			
West: Common Area A			
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.*

Complying fully with the ordinance would require grading and excavation that is impractical, environmentally damaging the trees and natural vegetation. The county road provides additional separation between the property line on this specific lot; the property line is further from the road on the northwest than the southwest making it a greater distance from the county road. In this case several lots in this area have been found to have structures within the limits of 25 feet of the property line.

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?*

These natural features existed long before the applicant acquired the property and are essential for erosion control and drainage. One of the two trees that were removed, had died, the other was in the center of the building zone. Shrubs were removed to meet the utility guidelines.

Bonner County Planning reviewed and approved our site plan with a 29-foot setback from Buck Run Road. This approval was based on the information we submitted and the county's confirmation that the proposed location met the applicable setback requirements at the time. We proceeded with the understanding that our project was fully compliant with county standards, and we relied on the county's approval in good faith.

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?*

The requested variance will not be detrimental to public health, safety, or welfare, nor will it negatively impact surrounding properties or improvements. The proposed development remains consistent with the character and use patterns of the surrounding area.

This in turn, would boost property values and enhance overall privacy for the neighbors. Parking vehicles in a garage reduces driveway congestion and having more security.

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:
Buck Run road is an existing paved public road with an estimated 12–16 ft travel way, moderate natural grade, and a typical Bonner County rural right-of-way width of approximately 50–60 ft.

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:
Mature trees and deep-rooted vegetation are present on the no sloped and sloped areas, contributing to erosion control and slope stability. As elevations are within short distances, indicating substantial slopes, and a variance of the percentage going toward Bottle Bay.

Water courses (lakes, streams, rivers & other bodies of water):
The property is on the edge of bottle bay and is part of the bay waterfront.

FEMA.gov

Is site within a floodplain? Yes No Firm Panel #: 16017C0950E Map designation: S

Springs & wells: None

Existing structures (size & use):

Single dwelling home that is 2,611 square feet with a deck and patio. The use is a vacation home.

Land cover (timber, pastures, etc):
There is timber around the property, grass and natural rock & foliage.

Are wetlands present on site? Yes No

Source of information: GIS MAP

Other pertinent information (attach additional pages if needed):

Southside Sewer- Approved
Avista- Electrical
VYE- Telecom
Sagle Fire district- Approved

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: 4-8-26

Landowner's signature:



Date: 4-8-26