



BONNER COUNTY PLANNING DEPARTMENT

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VARIANCE APPLICATION

FOR OFFICE USE ONLY:

FILE # VA0006-26

RECEIVED:

Public Hearing Required: Yes ☐ No ☒

RECEIVED
kyle.snider , 6/22/2026, 10:53:44 AM

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 (³⁶ ____ feet) |
| ☐ 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: _____ |

APPLICANT INFORMATION:

Landowner's name: Aaro, Elynor Grayce & Jeffrey Scott

Mailing address: [REDACTED]

City: Spokane

State: WA

Zip code: 99203

Telephone: [REDACTED]

Fax:

E-mail: ellie@beaconhillevents.com

REPRESENTATIVE'S INFORMATION:

Representative's name: Eric R. Owens, Matthew J Kerr

Company name: SOK Construction

Mailing address: 534 Pine St.

City: Sandpoint

State: ID

Zip code: 83864

Telephone: 208-265-9160

Fax:

E-mail: eric@sokdesigns.com matt@sokdesigns.com

ADDITIONAL APPLICANT/REPRESENTATIVE INFORMATION:

Name/Relationship to project:

Company Name:

Mailing Address:

City:

State:

Zip Code:

Telephone:

Fax:

E-mail:

PARCEL INFORMATION:

Section #: 16	Township: 61 north	Range: 4 west	Parcel acreage: 0.180
Parcel # (s): RP00446000005AA			
Legal description: 16-61N-4W STEVENS GRANITE CREEK LOT 5 CPWRS			
Current landowner's name: Aaro, Elynor Grayce & Jeffrey Scott			
Current zoning: Recreation		Current use: Single Family Home	
What zoning districts border the project site?			
North: REC		East: Priest Lake	
South: REC		West: REC	
Comprehensive plan designation:			
Uses of the surrounding land (describe lot sizes, structures, uses):			
North: Single Family Home			
South: Single Family Home			
East: Priest Lake			
West: Single Family Home			
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.*

The Priest Lake shoreline runs at an approx 45 degree angle, north to south along the eastern property line. The southern corner is further out, the lake slopes inland as it moves north. The shoreline cuts significantly inland (to the west) on the northern neighbor's lot, to the effect that while the project is greater than 40'-0" away from the lake on the subject property, we are 36'-0" away from the high water line measured onto the neighbor's property. At the time of surveying and establishing the building envelope, the surveyor only tracked the water line a little ways onto the north property owner's lot, giving an inaccurate high water line and thus setback distance.

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 owners hired every professional they could to help build this project "By The Book". They hired architects, surveyors, and civil engineers to ensure they were complying with every standard of Bonner County Planning. The manner in which the shoreline curves inland, occurring on the north neighbor's lot, is not a result of any action of the home owners.

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?*

When you look at an aerial map image, both north and south neighbors are dramatically closer to the water than the homeowners. If anything, granting the variance will still result in an increase to public safety by maintaining view lines in and around the home. The variance requested will not create any hazards, due to both north and south neighbors being "forward" or closer to the water. This home is set back and thus allows more site lines around the property, and granting the variance will not significantly alter that. This variance will not result in any views being blocked, or prevent access to either neighbor's property. Granting the variance will not result in a "taking" of property (materially injurious).

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:

☒ 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:
HWY57 North from Priest River, drive 36 miles NORTH to Reeder Bay Rd. Proceed EAST approx 3 miles to Jim Low Road. Proceed EAST approx. .5 miles, turn on S. Granite Bay Rd. Proceed NORTH 500 ft to 179 S. Granite Bay Rd

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:
This is a lake front lot with the majority of the site sloping less than 1%. Within 15'-0" of the water it starts to drop about 18-14".

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

The lot is water front, adjoining Priest Lake

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

Springs & wells:

Existing structures (size & use):

Single family cabin with one car garage. It was remodeled and an addition was added. The use remains a single family home, now with 2 car garage.

Land cover (timber, pastures, etc):

Grass, gravel driveway. This is a dense development and we are shoulder to shoulder with the neighbors.

Are wetlands present on site? ☐ Yes ☒ No

Source of information: Bonner GIS viewer

Other pertinent information (attach additional pages if needed):

See attached civil sheets to identify the Base Flood Elevation line (BFE).

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: Ellis Aaro Date: 6-18-26

Landowner's signature: Jeff Aaro Date: 6/18/26