



CITY OF BONNERS FERRY

7232 Main Street
P.O. Box 149
Bonners Ferry, Idaho 83805
Phone: 208-267-3105 Fax: 208-267-4375

Variance Application

FILE #

V05-26

RECEIVED:

JUN 22 2026

CITY OF BONNERS FERRY

APPLICANT INFORMATION:

Landowner's name: Anthony Scott Onstott

Mailing address:

City: Bonners Ferry

State: Idaho

Zip code: 83805

Telephone:

Email:

REPRESENTATIVE'S INFORMATION:

Representative's name:

Company name:

Mailing address:

City:

State:

Zip code:

Telephone:

Email:

ADDITIONAL REPRESENTATIVE'S INFORMATION:

Representative's name:

Company name:

Mailing address:

City:

State:

Zip code:

Telephone:

Email:

PARCEL INFORMATION:

Parcel Number (RP): RPB070000303AA

Parcel acreage: 0.279

Section: 27

Township: 62 North

Range: 1 East

Site use: Single Family Home

Current zoning: Residential AB

Comprehensive Plan Map Designation:

Directions to site: Head north across the Kootenai River Bridge, turn left onto Chinook Street. Turn left from Chinook onto Commanche.

From there, turn left onto Apache Street, continue onto Apache Court. Plot is the first on the south side of Apache Court.

Existing access to site:



Public



Private

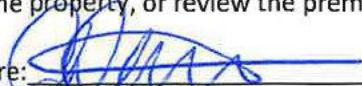
Road Name(s): Apache Court

Site information (topography, water features, etc.):

Flat section at the front of the property, then a steep hill down to another flat area at the back end of the property.

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 the City and its representatives 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:

6-22-26

Applicant's signature:



Date:

6-22-26

PROJECT DESCRIPTION:

Select type of Variance:

- ☒ Front setback ☐ Side setback ☐ Rear setback ☐ Corner lot setback
☐ Height/Bulk ☐ Lot Size/Coverage ☐ Other: _____

For setback variance: The applicant is requesting a 8 - foot setback to allow for the construction of a
Single Family Home _____ (type of structure and use).

For other variance requests, provide specific dimensions that are to be varied: (area, height, coverage, etc.):

Explain reason for variance:

There is a steep hill that prevents the setback from being 20 feet from the property line for the future home.

Vicinity information:

Type of land uses adjoining site:

North: Residential South: Residential
East: Residential West: Residential

Zoning adjoining site:

North: Residential AB South: Residential AB
East: Residential West: Residential AB

Attach the following to the application:

- ✓ A site plan, showing existing and proposed structures and dimensions, property lines, street and pathway systems, and the specific location and dimension of the requested variance.
- ✓ A current deed.
- ✓ An aerial photograph or vicinity map.
- ✓ Any additional information required by the city for a complete understanding of the variance request.
- ✓ Required fees.

STANDARDS OF REVIEW (SECTION 11-11-3, Bonners Ferry City Code)

Explain how the variance will not be in conflict with the spirit and intent of the comprehensive plan and will not effect a change in zoning:

Please see attached sheet for explanation.

What are the exceptional or extraordinary physical circumstances or conditions applicable to the property causing the undue hardship that does not generally apply to similar uses or properties in the zone district that could affect loss of property value or loss of reasonable enjoyment of property? What evidence is there of such hardship?

Please see attached sheet for explanation.

Explain how the variance will not be detrimental to public health, safety, or welfare or injurious to other properties or improvements or the quiet enjoyment of such properties.

Please see attached sheet for explanation

Is the need for the variance caused by the landowner or previous landowner actions?

Please see attached sheet for explanation.

Standards of Review (Section 11-11-3, Bonners Ferry City Code)

- Explain how the variance will not be in conflict with the spirit and intent of the comprehensive plan and will not effect a change in zoning:
 - The requested variance is consistent with the intent of the Comprehensive Plan and does not represent a change in zoning or a change in the permitted use of the property. The property will continue to be used for its intended residential purpose, and the requested setback adjustment is only intended to allow reasonable placement of a single-family residence due to the unique physical conditions of the site.

The variance will maintain the character of the surrounding neighborhood, preserve the residential nature of the property, and continue to meet all other applicable zoning, building, safety and development requirements. The request is limited only to the front setback distance and does not seek to increase density, change land use, or create a use that would be inconsistent with neighboring properties.

The intent of the setback requirement is to provide appropriate spacing, safety, and neighborhood compatibility. The requested variance maintains those objectives while allowing the property to be reasonably developed given its unique topographical limitations.
- What are the exceptional or extraordinary physical circumstances or conditions applicable to the property causing the undue hardship that does not generally apply to similar uses or properties in the zone district that could affect loss of property value or loss of reasonable enjoyment of property? What evidence is there of such hardship?
 - The property contains exceptional physical conditions that create a hardship not generally experienced by similarly zoned properties. Specifically, the steep hillside located behind the proposed building area significantly limits the practical buildable area of the parcel. The natural slope and elevation changes restrict where a residence can reasonably be located while maintaining safe access, proper foundation construction, drainage, and long-term stability.

Because of these site-specific topographical conditions, strict application of the required front setback would substantially reduce the usable building area and create unnecessary difficulty in developing the property for its intended residential use. Moving the residence farther from the roadway would place the structure in the constrained hillside area, creating increased

grading, excavation, drainage and construction challenges while reducing the reasonable enjoyment and value of the property.

The hardship is caused by the physical characteristics of the land itself and is not created by the proposed residence design or by a desire for a larger building area. Evidence of this hardship includes site topography, elevation changes, slope conditions, and the limited practical building envelope available on the property.

- Explain how the variance will not be detrimental to public health, safety, or welfare or injurious to other properties or improvements or the quiet enjoyment of such properties.

- The requested variance will not negatively impact public health, safety or welfare and will not adversely affect neighboring properties. The proposed residence will still comply with all applicable building codes, fire safety requirements, access requirements, utility requirements, and other development standards.

The reduced front setback will not create unsafe conditions, obstruct the right of way, interfere with traffic visibility, or negatively affect neighboring properties. The proposed location will maintain appropriate separation from adjacent properties and will preserve the existing residential character of the area.

Granting the variance will allow the property to be developed in a manner that responds to the natural conditions of the site while avoiding unnecessary disturbance to the hillside and reducing excessive grading or excavation. The proposed placement is a reasonable and safe solution that minimizes impacts to the surrounding area.

- Is the need for the variance caused by the landowner or previous landowner actions?

- No. The need for the variance is not the result of actions by the current landowner or previous landowners. The hardship results from the existing natural physical characteristics of the property, including the hillside, slope, and limited buildable area.

The requested variance is not being sought to correct a self-created hardship or to obtain special privileges that would not otherwise be available to similarly situated properties. Instead, the request is intended to allow reasonable use of the property while accommodating the unique conditions that exist on the site.



Arial View of 6640 Apache Court



Imagery ©2026 Airbus, Maxar Technologies, Map data ©2026 Google 20 ft



WARRANTY DEED

Escrow No.: 30355-SF

FOR VALUE RECEIVED

██████████ Married Person, as her separate property

the grantor, does hereby grant, bargain, sell and convey unto

Anthony Onstott and Zaonna Onstott, Husband and Wife, as community property, with right of survivorship

whose current address is ██████████

the grantees, the following described premises, in Boundary County, Idaho, TO WIT:

Lot 3C, Block 3, of the Amended Plat of Lots 3 & 4, Block 3, O'Callaghan's Acre Tracts, according to the plat thereof recorded in Book 3 of Plats, Page 14, as Instrument No. 238653, Records of Boundary County, Idaho.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantees, that they are the owners in fee simple of said premises; that they are free from all encumbrances Except: Current Year Taxes, conditions, covenants, restrictions, reservations, easements, rights and rights of way, apparent or of record.

And that they will warrant and defend the same from all lawful claims whatsoever.

Dated: August 9, 2024

Anita C. Hanson
Anita C. Hanson

STATE OF IDAHO }
COUNTY OF BOUNDARY } SS.

On this 9th day of August, 2024, before me, a Notary Public in and for said state, personally appeared Anita C. Hanson known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year first above written.

Dorey Richardson
Notary Public for the State of Idaho

Residing at: BOUNDARY COUNTY
Commission Expires: 8/08/2026

This document is now recorded electronically with the County Recorder. Attached to this original document is a copy of the Recorder stamp as it appears of record.

