



BOUNDARY COUNTY VARIANCE APPLICATION

P.O. Box 419, Bonners Ferry, Idaho 83805
Phone: (208) 267-7212

FILE #:
26-0070

APPLICATION REQUEST:

The applicant is requesting a variance for:

Front yard setback Rear yard setback Side yard setback

Required setback is: *5 FEET* Requested setback is: *MIN. 3 FEET*

Other variance type, specify:

Explain purpose of request: *TO CORRECT ERROR IN PLACEMENT OF STRUCTURE*

APPLICANT INFORMATION:

Applicant/Landowner: *KEN PATRIC KOEGLER*

Mailing Address: [REDACTED]

City: [REDACTED] State: [REDACTED] Zip: [REDACTED]

Site Address: *6471 COMANCHE STREET* Subdivision:

Phone: [REDACTED] Email: [REDACTED]

REPRESENTATIVE INFORMATION:

Representative's name:

Company name:

Mailing Address:

City: State: Zip:

Phone: Email:

TO BE COMPLETED BY COUNTY:

Zone District: <i>Residential</i>	Overlay Zones: <input type="checkbox"/> Airport <input type="checkbox"/> Flood	<input type="checkbox"/> Wetland <input checked="" type="checkbox"/> None	<input type="checkbox"/> Bonners Ferry ACI <input type="checkbox"/> Moyie Springs ACI	Received: <i>March 26, 2026</i> <i>TSV</i>
Floodplain: <i>Zone X</i>	Panel #: <i>16020705753</i>	Development Permit #: <i>n/a</i>		Receipt #: <i>33998</i>

** for RPP #26-0054*

PARCEL INFORMATION:

Parcel #: RP62NOIE228748 A	Parcel acreage: 3.39
Current Zoning: RES	Current Use: RES
What zoning districts border the project site?	
North: RES	East: RES A
South: RES B	West: RES
What are the current adjacent land uses? RES	
North: BARE	South: RES
East: RES	West: BARE
Within Area of City Impact?: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	If yes, which city?:
Water service: <input type="checkbox"/> Well <input checked="" type="checkbox"/> Water District: BOWERS <input type="checkbox"/> Community: _____	
Sewer Service: <input type="checkbox"/> Septic <input checked="" type="checkbox"/> Public Sewer: BOWERS <input type="checkbox"/> Community: _____	
Road name: COMANCHE <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private	

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.:
ATTACHED

Land cover (timber, pastures, etc.):
ATTACHED

Water courses (lakes, streams, rivers & other bodies of water):
NO

Existing structures (size & use):
40' x 80' HOME

Attach a site plan not larger than 11"X17" showing:

- Property lines and dimensions.
- Location, dimensions and uses of existing structures, showing setbacks.
- Proposed structure, showing proposed setbacks and variance details. Label as to use.
- Name and locations of all streets, alleys and driveway entrances.
- Location of all water courses and floodplain boundaries.
- Parking areas.
- Location of all utility lines, easements and other utility improvements.
- Topographic details such as rock outcroppings or slope.

NARRATIVE STATEMENT: (Governing body will consider these standards from Section 12.4.4 of land use code when hearing the application)

1. What are the special circumstances of the property that require this variance? (Topography, lot dimensions, etc.)
FRONT OF HOME @ MY OWN PROPERTY LINE
BOTH PARCELS ARE OWNED BY ME.

2. How would denial of the variance infringe on applicant property rights?
YES

3. Would approval of the variance infringe on neighboring property owners' rights?
NO

4. Is the need for the variance caused by applicant's actions?
YES

5. Is the requested variance the minimum necessary to alleviate a hardship?
YES

6. Would granting the variance confer on the property owner a special privilege?
NO

7. Have other properties similarly situated been granted variances? If so, where?
UNKNOWN

8. Will the variance alter the character of the zone district?
NO

9. Is the requested variance in harmony with the general purpose and intent of ordinance and comprehensive plan? (See 1.3, Purpose, Comprehensive Plan Vision Statement)
YES

REQUIRED:

APPLICATION CHECKLIST:			
COPY OF DEED:	<input type="checkbox"/> Attached	ACCESS & EASEMENT INFO:	<input type="checkbox"/> Attached
SITE SKETCH	<input type="checkbox"/> Attached	APPLICATION FEE:	<input type="checkbox"/> Included

Submit with application fee to:
Boundary County Planning & Zoning
P.O. Box 419
Bonners Ferry, ID 83805

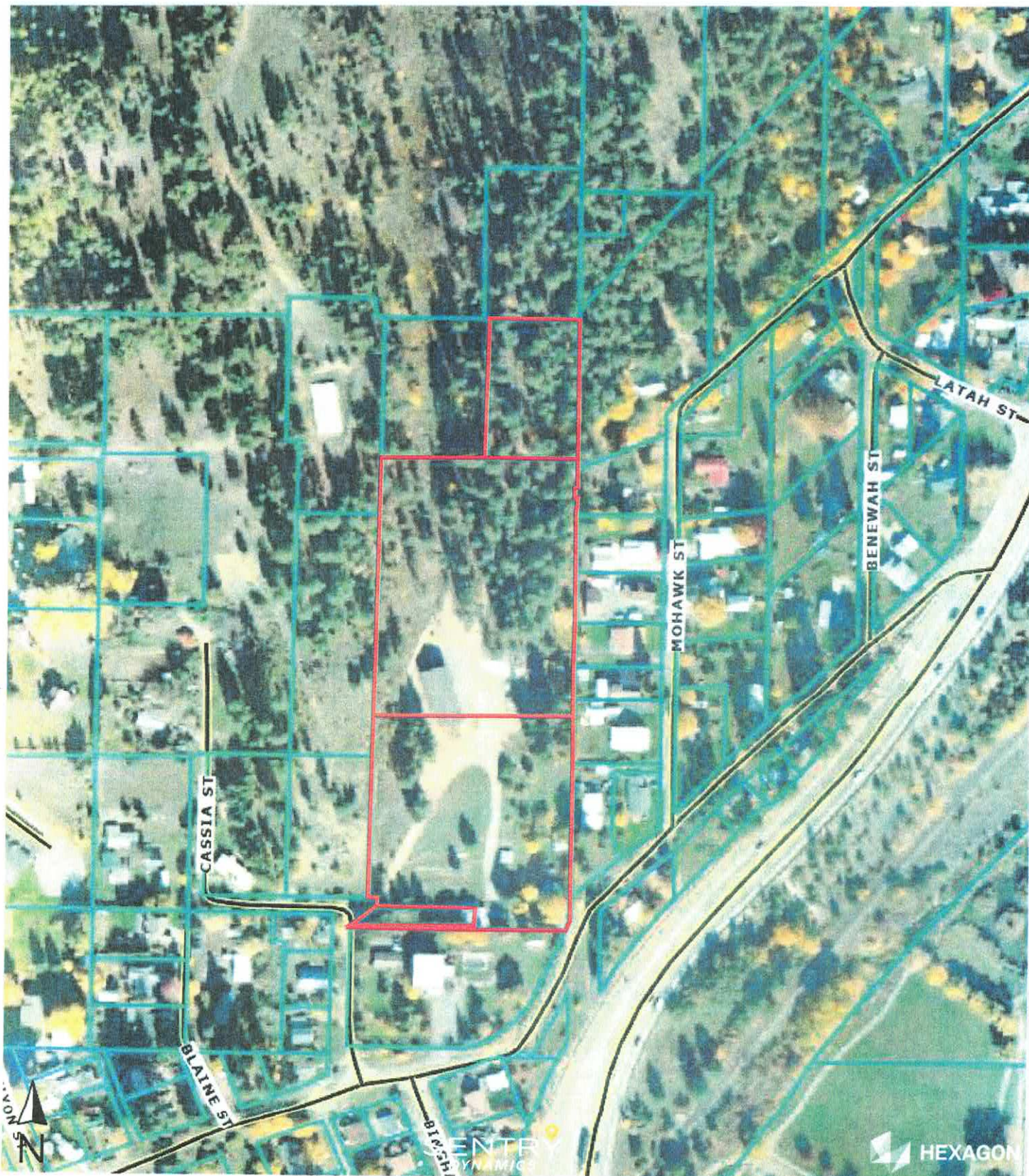
I hereby certify that all the information, statements, attachments, and exhibits submitted herewith are true to the best of my knowledge. I further grant permission to Boundary County employees and representatives, elected or appointed officials to enter upon the subject land to make examinations, post the property or review the premises relative to the processing of this application.

Landowner's signature: Ken P. Kogel Date: 3/23/2024

Landowner's signature: _____ Date: _____



This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.



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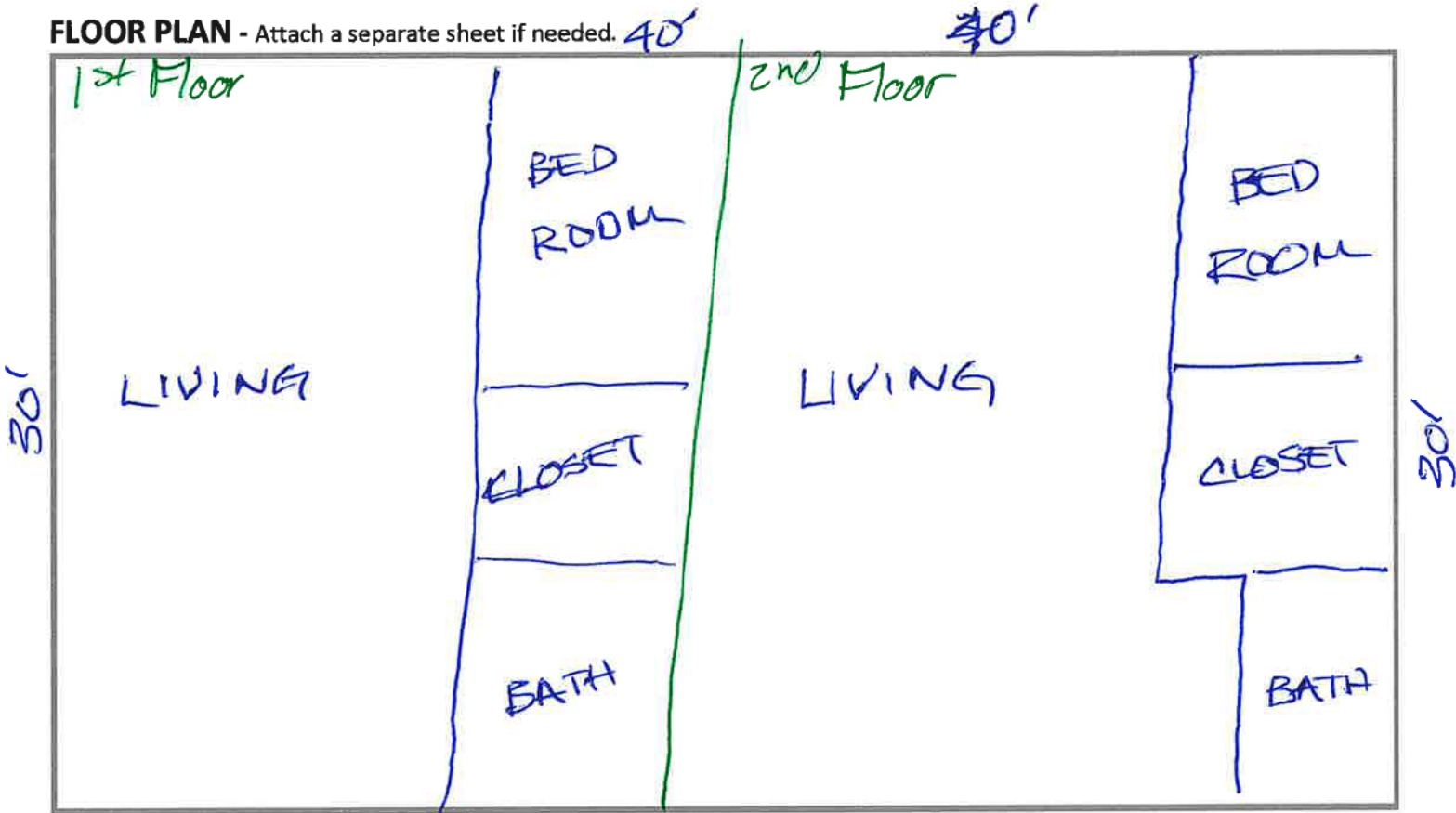
REQUIRED FLOOR PLAN DETAILS:

- Exterior dimensions
- Windows, doors

- Interior layout, labeled as to use
- Total square footage per floor

*If the layout is complex (such as multi-level or more than 5 rooms) attach the floor plan/blueprint to application and email mkramer@boundarycountyid.org

FLOOR PLAN - Attach a separate sheet if needed. 40'



AMENITY	DESCRIPTION				
FOUNDATION	<input type="checkbox"/> Crawl Space	<input type="checkbox"/> Slab	<input type="checkbox"/> Basement	<input type="checkbox"/> Post & Pier	<input type="checkbox"/> Other:
EXTERIOR SIDING	<input type="checkbox"/> Smart Side	<input type="checkbox"/> Hardie/Cement Fiber	<input type="checkbox"/> Wood	<input type="checkbox"/> Other:	
ROOF COVERING	<input type="checkbox"/> Comp Shingle	<input type="checkbox"/> Metal	<input type="checkbox"/> Tile	<input type="checkbox"/> Other	
HEATING	<input type="checkbox"/> Forced Air	<input type="checkbox"/> Heat Pump	<input type="checkbox"/> Radiant	<input type="checkbox"/> Cadets or BB	<input type="checkbox"/> Other:
SOURCE	<input type="checkbox"/> Nat Gas	<input type="checkbox"/> Propane	<input type="checkbox"/> Electric	<input type="checkbox"/> Hydro	<input type="checkbox"/> Other:
COOLING	<input type="checkbox"/> Forced Cool	<input type="checkbox"/> Central Air	<input type="checkbox"/> Package Unit	<input type="checkbox"/> Other	
FLOORING	<input type="checkbox"/> Laminate	<input type="checkbox"/> Hardwood	<input type="checkbox"/> Tile	<input type="checkbox"/> Carpet	<input type="checkbox"/> Other:
Estimate flooring in dwelling by percentage (e.g., Laminate 75%, Carpet 25%). _____					
# OF BEDROOMS	<input type="checkbox"/> Basement	<input type="checkbox"/> 1st Floor	<input type="checkbox"/> 2nd Floor	<input type="checkbox"/> 3rd Floor	
# OF BATHROOMS	<input type="checkbox"/> Basement	<input type="checkbox"/> 1st Floor	<input type="checkbox"/> 2nd Floor	<input type="checkbox"/> 3rd Floor	
KITCHEN	<input type="checkbox"/> Dishwasher	<input type="checkbox"/> Range/Oven	<input type="checkbox"/> Built-in	<input type="checkbox"/> Microwave	<input type="checkbox"/> Disposer
ADDITIONAL	<input type="checkbox"/> Wood Stove	<input type="checkbox"/> Fireplace	<input type="checkbox"/> Jacuzzi Tub	<input type="checkbox"/> Walk-in Shower	<input type="checkbox"/> Garden Tub
ADDITIONAL UPGRADES:					

*one kitchen per applicant

STATE OF IDAHO }
County of Boundary }

Filed by: Alliance Title - Bonners Ferry Office
on 10/08/2021 at 12:55 PM

Glenda Poston
County Recorder C. Grainger
By Deputy

Fees: \$ 15.00
E-Recording
Recording Number: 288798

Recording Cover Sheet

Warranty Deed

Grantor:

Marty J Becker and Teresa C Becker, Trustees of the Becker 199
Revocable Trust dated January 31, 1990, and amended January 22, 1991

Grantee:

Ken Kogle

Alliance Title & Esrow, LLC

Re-record to correct legal desc.



STATE OF IDAHO }
County of Boundary }

Filed by: Alliance Title - Bonners Ferry Office
on 10/01/2021 at 12:33 PM
Glenda Poston
County Recorder C. Granger
By Deputy

Fees: \$ 15.00
E-Recording
Recording Number: 288694

WARRANTY DEED

Alliance Title & Escrow, LLC Order No.: 579288

FOR VALUE RECEIVED

Marty J and Teresa C. Becker or their successors, Trustees of the Becker 1990 Revocable Trust dated January 31, 1990 and amended January 22, 1991.

the grantor(s), do(es) hereby grant, bargain, sell and convey unto

Ken Kogle, an unmarried man

whose current address is

15462 SE TICKLE CREEK ROAD
BORING, OREGON 97009

the grantee(s), the following described premises, in Boundary County, Idaho, TO WIT:

See attached Exhibit 'A'

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 Grantee(s), that (s)he is/are the owner(s) 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 (s)he will warrant and defend the same from all lawful claims whatsoever.

Dated: September 22, 2021

Dr. Marty J Becker
By: Dr. Marty J Becker, Trustee
Teresa C Becker
By: Teresa C Becker, Trustee

STATE OF IDAHO }
County of Boundary }

Filed by: Alliance Title - Bonners Ferry Office
on 10/08/2021 at 08:38 AM
Glenda Poston
County Recorder C. Granger
By Deputy

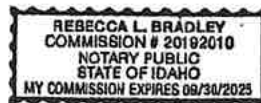
Fees: \$ 15.00
E-Recording
Recording Number: 288738

State of Idaho } ss.
County of Boundary }

On this 30th day of September, 2021, before me, Rebecca Bradley, a Notary Public in and for said state, personally appeared Dr. Marty J Becker and Teresa C Becker known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustees of the Becker 1990 Revocable Trust, dated January 31, 1990 and amended January 22, 1991.

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

Rebecca Bradley
Rebecca Bradley
Notary Public for the State of Idaho
Residing at: Bonners Ferry
Commission Expires: 09/30/2025



①579288



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And that (s)he will warrant and defend the same from all lawful claims whatsoever.

Dated: September 22, 2021

By: Dr. Marty J Becker, Trustee

By: Teresa C Becker, Trustee

State of Idaho } ss.
County of Boundary }

On this 30th day of September, 2021, before me, Rebecca Bradley, a Notary Public in and for said state, personally appeared Dr. Marty J Becker and Teresa C Becker known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustees of the Becker 1990 Revocable Trust, dated January 31, 1990 and amended January 22, 1991.

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

Rebecca Bradley
Notary Public for the State of Idaho
Residing at: Bonners Ferry
Commission Expires: 09/30/2025



EXHIBIT "A"

579288

A tract of land situated in the southwest Quarter of the Southeast Quarter of Section 22, Township 62 North, Range 1 East, Boise Meridian, Boundary County, Idaho; more particularly described as follows:

Beginning at the Northeast corner of the Southwest Quarter of the Southeast Quarter of said Section 22, which is also the Northeast corner of Lot 1 Waterman's Acres Subdivision ; thence, along the north line of said Southwest Quarter of the Southeast Quarter and the North line of said Lot 1, N89°26'08"W, 165.02 feet to the Northwest corner of said Lot 1; thence, leaving the north line of said Southwest Quarter of the southeast Quarter and along the west line of said Lot 1, S00°59'48" W, 250.99 feet to the Southwest corner of said Lot 1; thence, along the south line of Lot 2 of Waterman's Acres Subdivision, N89°13'22"W, 165.02 feet to the Southwest corner of said Lot 2 ; thence N89°13'22" W 15.00 feet to the centerline of a road dedicated per the 1910 plat of Waterman's Acres Subdivision and vacated per the notes of the May 13, 1974 County Commissioners records, Book 6, Page 205; thence, along the centerline of said vacated road S0°59'32"W, 783.15 feet; thence leaving said centerline S89°00'28" E, 15.00 feet to the Northwest corner of Lot 19 of Waterman's Acres Subdivision; thence, along the west line of said Lot 19, S52°24'50"W, 56.96 feet to the Southwest corner of said Lot 19 said point beginning also the Northwest corner of that parcel described in Instrument No. 180409, S0°59'55" W. 5.66 feet; thence, S89°42'53"E, 214.50 feet to the Southeast corner said parcel , said corner being also an angle point in the north line of that parcel described in record of survey, Book 2 of Surveys, page 229 as Instrument No. 164186; thence, leaving the boundary of that parcel described in Instrument No. 180409 and along the north line of that parcel described in Instrument No. 180409 and along the north line of that parcel described in Instrument No 164186, S89°40'24" E, 157.77 feet to the Westerly right of way of Commanche Street; thence, along said right of way N24°32'55" E, 5.63 feet to the east line of the southwest Quarter of the Southeast Quarter of Section 22; thence, leaving said right of way and along the east line of said Southwest Quarter of the Southeast Quarter N0°59'48" E, 740.09 feet to the Southeast corner of that parcel described in Instrument No 180406; thence leaving said east line and along the Boundary of said parcel N89°00'12"W, 3.69 feet; thence N0°59'48"E, 17.30 feet; thence, S89°00'12"E, 3.69 feet to the east line of said Southwest Quarter of the Southeast Quarter; thence, leaving the boundary of said parcel and along the east line of said Southwest Quarter of the Southeast Quarter N0°59'48" E, 310.18 feet to the True Point of Beginning.