

Applicant (owner) :

David and Kelly Ball - 28 Alpenrose Lane , Sandpoint ID., 83864.

The existing subject residence was built in 2008. We purchased the property in 2023. The existing "flag type" lot and floor plan layout is very awkward. The neighbors also recently constructed a new 2-story house the west right up against the (west)property line , which creates a 'tunnel affect" entrance to our property. We therefore cannot build out in the front portion of the property, Our proposal is to add a living room, formal dining room, powder room and office, to make this Idaho Club home our primary residence.

The proposed 1,000 sf addition will not be visible from the street or the neighboring property owners directly to the east and west. Proposed addition/structure will not exceed the existing residence in height (28 feet) or encroach into any established 'building" setbacks.

Hardships:

- The subject pie shaped "flag lot" (19.49' front yard dimension) and configuration is unique to the Idaho Club parcels and renders the driveway approach long and is punitive to the overall impervious coverage calculation. Like other homes in the Idaho Club, our lot does not allow a short driveway to access the garage.
- The current zoning side yard setback of 5 feet and the existing home configuration on the lot does not allow us to add to the front portion of the house.
- The only logical space to add the onto the house is to the back of the house. The proposed addition (structure) will align with the existing (north) master bedroom wall and will not encroach any further to the north.
- The proposed lot coverage of 39.35% is within the 20% variance allowable of 42%.



Rear of existing house area of proposed addition.