



BONNER COUNTY PLANNING DEPARTMENT

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VARIANCE APPLICATION

FOR OFFICE USE ONLY:

FILE #

VA0002-26

RECEIVED:

01/21/2026

Public Hearing Required: Yes ☐ No ☒

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 type="checkbox"/> Property Line Setback (____ feet) | <input type="checkbox"/> Bulk Increase (Volume) (____ % increase) |
| <input checked="" type="checkbox"/> Lot and/or Impervious Surface Coverage (<u>39.35</u> %) | <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: David and Kelly Ball (Ball Family Trust)

Mailing address: [REDACTED]

City: San Diego

State: Ca.

Zip code: 92131

Telephone: [REDACTED]

Fax:

E-mail: Dball@corecongroup.com

REPRESENTATIVE'S INFORMATION:

Representative's name: Matt Cudmore

Company name: Selkirk Design Co.

Mailing address: 414 Church st Suite 201

City: Sandpoint

State: ID

Zip code: 83864

Telephone: 208-946-4299

Fax:

E-mail: Matt@selkirkdesignco.com

ADDITIONAL APPLICANT/REPRESENTATIVE INFORMATION:

Name/Relationship to project:

Company Name:

Mailing Address:

City:

State:

Zip Code:

Telephone:

Fax:

E-mail:

PARCEL INFORMATION:

Section #: 31/58N1E	Township: Bonner	Range:	Parcel acreage: .43 acres
Parcel # (s): RP043590210030A 1 legal parcel- The Idaho Club Master Community Plan			
Legal description: Parcel # RP043590210030A 31-58N-1E/36-58N-1W; Lot 3, block 21 of the REPLAT OF GOLDEN TEE ESTATES AND GOLDEN TEE ESTATES 1ST UNPLATED LAND, according to the plat thereof, recorded in block 8 of the plats, page 77, records of Bonner County Idaho.			
Current landowner's name: David and Kelly Ball 28 Alpenrose Lane, Sandpoint ID. 83864			
Current zoning: R/Recreation.		Current use: Residential	
What zoning districts border the project site?			
North: N/A		East: R	
South: R		West: R	
Comprehensive plan designation:			
Uses of the surrounding land (describe lot sizes, structures, uses):			
North: The Idaho Club Golf Course			
South: N/A - Alpenrose Lane			
East: Vacant Residential lot approx. 26,000 sf			
West: Single Family Residence (approx 5,100 SF)			
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.*

The subject 'flag' type lot is unique to the development and not conventional. Due to the narrow approach, the driveway is longer than all others in the development. The new driveway proposed will change the driveway configuration, to a more 'direct' approach to the existing garage, however (due to the longer approach) the asphalt driveway length remains (disproportionally) a large percentage of the coverage as opposed to other lots in the development. The exiting layout of the structure (towards the Northerly end of the lot) was the only solution to building the home in 2008.

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?*

Applicant purchased the existing (2008) residence in 2024. The existing lot coverage is 34.89%, Applicant is adding approx. 1,000 SF of additional living space to the existing structure. The proposed total coverage is 39.35% which is within the 20% allowable coverage of 42% (with the requested administrative variance). The proposed improvements will not exceed 42% of the lot coverage. Refer to proposed area summary on site plan (exhibit A).

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?*

Other than the driveway reconfiguration and minor landscape improvements, the proposed addition will not be visible from Idaho Club Drive, Alpenrose Lane, or the two neighboring properties directly to the East and West. The proposed improvements meet The Idaho Club (TIC) design review guidelines.

The proposed addition meets all Bonner County zoning and setback requirements.

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:
N/A

☐ Public Road
Describe travel surface (e.g., gravel, dirt, paved, etc.), travel way width, road grade right-of-way width and name, if existing:
N/A existing access from Alpenrose Lane.

☐ 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:
N/A

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:
The existing site has a gentle slope descending from South to North at approximately 5%.

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

A man-made retention pond directly to the north of the property serves the Idaho Club (golf course) as a storm water management system.

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

Springs & wells: N/A

Existing structures (size & use):

The subject property has an existing 3,150 square foot single family residence constructed in 2008.

Land cover (timber, pastures, etc):

Open site with no existing natural trees. The existing Aspens and Conifer trees were planted in 2008 when the residence was constructed.

Are wetlands present on site? ☐ Yes ☒ No

Source of information: GIS Overlay

Other pertinent information (attach additional pages if needed):

The proposal is compatible with existing zoning regulations and the Idaho Club (TIC) design guidelines.

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: David A. Ball

Digitally signed by David A. Ball
Date: 2026.01.17 06:23:58 -08'00'

Date: 1-17-26

Landowner's signature: _____ Date: _____