

# NOTICE OF AGENCY REVIEW



I hereby certify that a true and correct copy of this "Notice of Agency Review" was digitally transmitted or mailed (postage prepaid) on this **5th** day of **February 2026**.

  
\_\_\_\_\_  
Jenna Brown, Administrative Assistant III

This notice was mailed to political subdivisions, property owners within 300 feet of the subject property, and the media on **Thursday, February 5, 2026**.

---

## **File VA0002-26 - Variance - Administrative – Lot Coverage**

The above-named application has been submitted to the Bonner County Planning Department for processing and has been determined to be complete. The applicants are requesting a 39.35% lot coverage where a maximum of 35% is allowed for the purpose of constructing an addition to a single-family dwelling. The property is zoned Recreation. The project is located off Alpenrose Lane in Section 36, Township 58 North, Range 01 West, Boise-Meridian. The project is within the service areas of North Side Fire District and Lake Pend Oreille School District #84.

To review this application, go to the Planning Department web site at [bonnercountyid.gov/current-projects](http://bonnercountyid.gov/current-projects). If you experience difficulties visiting the project web page, try an alternative browser (Mozilla Firefox or Google Chrome) for access. If you prefer to receive hard copies of the application or have any difficulties reaching this web site, please contact the planning department as soon as possible.

Please review the application relative to your agency's area of expertise and include any recommended conditions of approval and supporting code sections by **March 9, 2026**. If your agency requires any additional information from the applicant, please advise the planning department in writing allowing ample time for applicant response. All comments will be forwarded to the applicant and representatives. If no response is provided, staff will conclude your agency has no objections to the project or recommended conditions.

**If you have no comment or response, you may indicate below and return this form to the Planning Department.**

NO COMMENT \_\_\_\_\_  
Name Date

## PROPOSED AREA SUMMARY

PROPOSED DRIVEWAY IMPERV.	= 1,095 SQ. FT.
PROPOSED STRUCTURAL IMPERV.	= 842 SQ. FT.
TOTAL PROPOSED IMPERVIOUS	= 1,937 SQ. FT.
EXISTING IMPERVIOUS TO REMAIN	= 5,416 SQ. FT.
NEW TOTAL IMPERVIOUS	= 7,353 SQ. FT.
LOT SIZE	= 18,687 SQ. FT.
NEW TOTAL COVERAGE	= 39.35%

TOTAL COVERAGE ALLOWED W/  
20% VARIANCE TO BE 42%

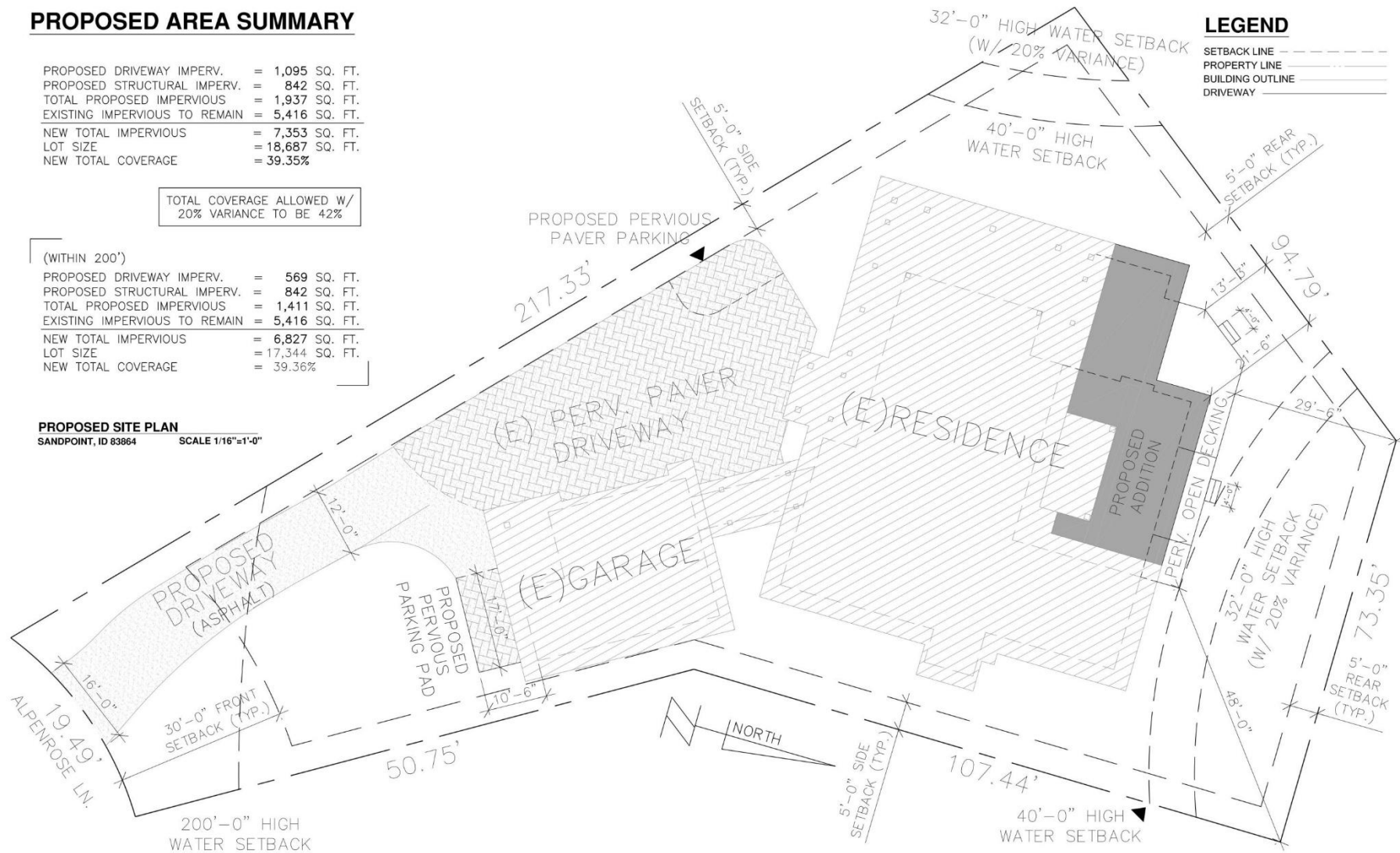
(WITHIN 200')

PROPOSED DRIVEWAY IMPERV.	= 569 SQ. FT.
PROPOSED STRUCTURAL IMPERV.	= 842 SQ. FT.
TOTAL PROPOSED IMPERVIOUS	= 1,411 SQ. FT.
EXISTING IMPERVIOUS TO REMAIN	= 5,416 SQ. FT.
NEW TOTAL IMPERVIOUS	= 6,827 SQ. FT.
LOT SIZE	= 17,344 SQ. FT.
NEW TOTAL COVERAGE	= 39.36%

### PROPOSED SITE PLAN

SANDPOINT, ID 83864

SCALE 1/16"=1'-0"



## LEGEND

SETBACK LINE	---
PROPERTY LINE	---
BUILDING OUTLINE	---
DRIVEWAY	---



FOR  
DESIGN  
ONLY

THESE PLANS HAVE NOT BEEN REVIEWED BY A LICENSED ENGINEER OR ARCHITECT. THEY ARE NOT TO BE USED FOR CONSTRUCTION. SELKIRK DESIGN COMPANY HOLDS NO LIABILITY FOR STRUCTURAL COMPONENTS IN THESE PLANS AND IT IS UP TO THE USER TO OBTAIN ALL NECESSARY ALL STRUCTURAL ITEMS PRIOR TO CONSTRUCTION.

BALL RESIDENCE  
ALPENROSE LANE

N. SITE PLAN

SCALE: 3/32"=1'-0"  
SIZES SHOWN ARE FOR  
24" X 36" PRINTS ONLY  
DATE: 01-20-2026

THE DIMENSIONS  
SHOWN ON THE  
PLANS SHALL BE  
ATTAINED WITHIN  
LIMITS OF  
PRECISION THAT  
GOOD CONSTRUCTION  
PRACTICES  
WILL PERMIT



A-0.1

Selkirk Design Company LLC, a residential design firm and not being an engineering firm stands no liability for structural or architectural design integrity. Every effort has been made to ensure all dimensions are correct and governmental regulations have been met. If an error or omission does occur it is the sole responsibility of the contractor and/or the owner to correct the error and/or omission at his own expense and not the responsibility of Selkirk Design Company.