

Carla Lundgren

From: PCD
Sent: Thursday, February 08, 2018 9:09 AM
To: Carla Lundgren
Subject: FW: Wallace Cottages - Legal Issues
Attachments: 6173PP Sheet 5.pdf

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Jane Rasely

Administrative Specialist

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206.780.3758 (office) 206.780.5104

From: Steve Crampton [mailto:stephencrampton@gmail.com]
Sent: Wednesday, February 7, 2018 2:01 PM
To: Kelly Tayara <ktayara@bainbridgewa.gov>; PCD <pcd@bainbridgewa.gov>
Cc: Kimberly McCormick Osmond <Kimberly.McCormick.Osmond@cobicommittee.email>; Mack Pearl <mack.pearl@cobicommittee.email>; Don Doman <Don.Doman@cobicommittee.email>; Jon Quitslund <jon.quitslund@cobicommittee.email>; Lisa Macchio <lisa.macchio@cobicommittee.email>; William Chester <william.chester@cobicommittee.email>; Michael Killion <michael.killion@cobicommittee.email>; Sarah Blossom <sblossom@bainbridgewa.gov>; Spence, Michael A. <mspence@helsell.com>; smithhouse4 <smithhouse4@comcast.net>; Smith, Nick <nick.centralhighlands@gmail.com>
Subject: Wallace Cottages - Legal Issues

Dear Kelly et al.,

Has the developer submitted updated plans in response to the last Planning Commission meeting? I recall there were questions regarding his plans to build with only a 5-foot setback from property lines.

I'm attaching a map I found on the city website: <https://ci-bainbridgeisland-wa.smartgovcommunity.com/PermittingPublic/PermitDetailPublic/Index/558bc0af-b452-4a9e-a5d9-a762012f1193?conv=1>

According to the plan, the developer proposes a 5-foot setback for what is labelled as lot 18, immediately east of my backyard. However, my backyard is enclosed by a metal fence that extends as much as 10 feet into lot 18. I have documentation that the metal fence has existed on my property since at least 2005, and the land up to and including the fence has been continuously maintained since then.

To clarify the situation, I'm attaching a map showing the approximate positions of the fences bounding my property. The wooden fence discussed in the last Planning Commission meeting is indicated in red. The metal fence is indicated in blue.



I want to reiterate that I do not give anyone permission to use my land, including the land up to and including the fences, for this project or any other purpose. To the extent the developer's plans propose to do just that, I respectfully request that you withdraw your approval until the issues are addressed.

My attorney and I proposed three dates to meet with the developer, but he has been unavailable. I also understand he is threatening a member of the Planning Commission with litigation.

We will continue to try to meet with the developer and resolve our issues in good faith. However, if the application continues to move forward, I will have no choice but to file a Complaint for adverse possession and Lis Pendens on the two affected parcels of land: Parcel Nos. 272502-1-023-2005 and 272502-1-155-2005. I need to protect my rights as a landowner and my children's rights to play in their backyard.

Best regards,
Stephen Crampton