

From: jason galbreath <jason1969galbreath@gmail.com>
Sent: Thursday, May 21, 2020 11:25 AM
To: Bill Broughton <bill@kitsaplawgroup.com>; Lara Lant <llant@bainbridgewa.gov>
Subject: Re: RUE application

Hi Lara,
The zoning Variance is a front and side yard setback reductions to 5ft each.

The variance request is so the development will create the least amount of impact on the critical area and its associated buffers.

The house footprint is 1,080 sqft.

Let me know if there's any other details you need for this step.
Thank you,
Jason & Bill

On May 21, 2020, at 10:23 AM, Bill Broughton <bill@kitsaplawgroup.com> wrote:

Hey jg
Can u handle this?
In hospital but ok

Sent from my Verizon, Samsung Galaxy smartphone

From: Lara Lant <llant@bainbridgewa.gov>
Sent: Thursday, May 21, 2020 8:34:11 AM
To: Bill Broughton <bill@kitsaplawgroup.com>
Subject: RUE application

Good morning Bill,

I'm reviewing the materials you emailed me for your Reasonable Use Exception and Minor Variance applications. While these applications will be reviewed concurrently, they have different review criteria. There are two things missing from the paperwork which I think you can create and forward to me today.

- In the project description of the application, you wrote, "Construction of a single family residence on a lot containing critical areas."
 - What exactly is the zoning variance you are requesting? 5'? 25'? Please amend the application and provide the exact number of feet.
 - Confirm in the project description that proposed lot coverage will not exceed 1,200 sf for residential development.
- Please provide a narrative for the variance request including:
 - Reason for the request

- How the proposal will meet the decision criteria (see BIMC 2.16.060 D below) There was a detailed narrative for the RUE in the wetland report, but the report did not mention a variance.

BIMC 2.16.060 D. Decision Criteria.

1. A minor variance may be approved or approved with conditions if:

- a. The granting of the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity and zone in which the property is located; and
- b. The variance is requested because of special circumstances related to the size, shape, topography, trees, groundcover, location or surroundings of the subject property, or factors necessary for the successful installation of a solar energy system such as a particular orientation of a building for the purposes of providing solar access; and
- c. The need for a variance has not arisen from previous actions taken or proposed by the applicant; and
- d. The variance is necessary for the preservation and enjoyment of a substantial property right possessed by other property in the same vicinity and zone, but that is denied to the property in question because of special circumstances on the property in question, and will not constitute a grant of special privilege inconsistent with the limitations upon uses of other properties in the vicinity in which the property is located; and
- e. The variance is consistent with all other provisions of this code, except those provisions that are subject to the variance, and is in accord with the comprehensive plan.

Please email me the updated info and I'll continue process the applications.

Thank you,

Lara

<image001.jpg>

LARA LANT

Department of Planning & Community Development

Permit Specialist

llant@bainbridgewa.gov

206.780.3770 (work) 206-580-6738 (cell)

Due to the City's COVID-19 response, the Planning and Community Development Department (PCD) has modified its operations. Please see the PCD webpage (<https://www.bainbridgewa.gov/154/Planning-Community-Development>) for current information.

