

Jane Rasely

From: Ann Hillier
Sent: Thursday, May 31, 2018 1:57 PM
To: jason galbreath
Cc: PCD; Lara Lant; Jay Harris; Heather Wright
Subject: RE: Information Request for PLN50996 RUE

Hi Lara and Jay,

Can we please schedule Jason Galbreath for a minor variance submittal for either of the dates he has requested below? This minor variance will be reviewed concurrently with PLN50996 RUE. Thank you very much for looking in to this.

Jason,

That site plan looks fine to me, but please keep in mind that the City has not determined if it can recommend approval for a 100% increase in lot coverage. This is something that we will determine during the review process. I do agree that the City generally prefers that the SFR be set back as far from the critical area as possible.

For your intake appointment, please see my previous email regarding application requirements for the minor variance. Please bring in two copies of everything, and one electronic copy. The fee is \$1,144.67, due at the time of submittal. Regarding the revisions to the RUE, including the new site plan and revised critical area report, please bring in all requested revisions to your intake appointment for the minor variance, or schedule a separate intake appointment.

Please let me know if you have any other questions.

Thank you,



ANNIE HILLIER

City Planner

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206.780.3773 (office) 206.780.0955 (fax)

From: jason galbreath <jason1969galbreath@gmail.com>
Sent: Thursday, May 31, 2018 1:41 PM
To: Ann Hillier <ahillier@bainbridgewa.gov>
Subject: Re: Information Request for PLN50996 RUE

regarding an intake appointment.

can we go for July 6th, Friday or July 9th Monday ?

I'm headed out of town starting next Monday and will out of town until July 4th.

Thanks,
jason

On May 31, 2018, at 1:30 PM, jason galbreath <jason1969galbreath@gmail.com> wrote:

Ok. what's your quick thoughts of this ? I think I can keep the cedar tree if i have the garage on the right side of the house. I should be able to stay at least 10-15ft feet away from it.

from my understanding cobie would prefer the septic closer to critical area vs. structure.

here's what I sketched real quick.

jpg

<FBH Phelps Rd. 2018 - 5.29.18 Siteplan N&W 5ft Setback.pdf>

On May 31, 2018, at 1:07 PM, Ann Hillier <ahillier@bainbridgewa.gov> wrote:

Hi Jason,

You need a zoning variance regardless, because your allowed lot coverage is ~600 SF, and the proposal is for ~900 SF. Any revision to the proposal that increases lot coverage will also require a variance.

No, you do not need to submit for a different RUE. The attached letter was an information request letter for the RUE, i.e. additional information is needed to review the application. Please ensure consistency between the RUE application and the variance application.

Thank you,

<image001.jpg>

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From: jason galbreath <jason1969galbreath@gmail.com>

Sent: Thursday, May 31, 2018 12:44 PM

To: Ann Hillier <ahillier@bainbridgewa.gov>

Subject: Re: Information Request for PLN50996 RUE

Thank you Annie,

I'm a little confused. Do I need to submit for a different RUE since this one was based on inaccurate information ? ie; I thought by submitting within the allowed setbacks I would avoid needing to perform the variance. If I would have known that by all practical purposes a variance could not be avoided, I would not have submitted with this site-plan.

I guess what I'm saying is, I'd prefer that this new site-plan, that I will be submitting, not be weighed against the one I've already turned in.

Is that even possible or is it a case of once the eyes of COBI have seen it, they can't / don't unsee it?

Does that make sense?

How crazy do i sound ?

:)

JG

On May 31, 2018, at 12:06 PM, Ann Hillier <ahillier@bainbridgewa.gov> wrote:

Hi Jason,

Please find the review comments for the Galbreath RUE attached. Most of the comments pertain to the critical areas report and mitigation plan, so please forward the attached letter to your consultant. You may schedule and attend a submittal appointment for the variance prior to fulfilling this information request, or you may wish to bring your variance application and the information being requested in the attached letter to the same submittal appointment. Please contact me when you would like to schedule an appointment(s).

Thank you,

<image001.jpg>

ANNIE HILLIER

City Planner

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<Info Request Letter_PLN50996.pdf>