

PLN 51498

Reasonable Use Exception - Lytle Road project

The proposed development is a single family residence to be built on a .20 acre parcel. The land parcel has a seasonal stream as well as a small portion of a Category 3 wetland. The wetland is also on the lot adjoining this parcel along the northern property line.

See attached Base Map by AGO Land Surveying.

The building lot for this project is encumbered by wetland, stream and their respective buffers, thereby necessitating a Reasonable Use Exception.

The seasonal stream runs through the parcel to the north also. This other parcel is also owned by the applicant and also contains a wetland.

A critical areas report and mitigation plan has been developed and is included in this application. Please see attached Critical Areas Report and Mitigation Plan by Ecological Land Services, July 2020.

A preapplication conference was held on July 16, 2019. The conclusions drawn from this conference indicate that a Reasonable Use Exception (RUE) is necessary because of encumbrances by a wetland, stream and their respective buffers.

See attached letter dated August 6, 2019 from COBI.

Proposed actions for meeting the decision criteria for review and approval under BIMC 16.20.080.F

Lot coverage

The maximum total lot coverage will not exceed 1,200 square feet.

House siting

The proposed residence will be sited approximately twenty feet from the east property line along Lytle Road. That is, the proposed front yard setback will be twenty feet. A minor variance for a reduction in the front yard setback from twenty five feet to twenty feet is being submitted as part of the application. In addition, the proposed residence will be sited five feet from the south property line resulting in a five foot side yard setback along the south side of the residence. These proposed actions will limit intrusion into the stream and wetland buffers.

See attached site plan.

Septic design

The proposed design is for a two bedroom septic field. The design calls for a sand filter with concrete perimeter walls. The septic field will be located in the front yard, between the new house and Lytle Rd. The septic reserve area is proposed to be located on the parcel immediately to the north of the subject parcel. Both land parcels are owned by the applicant. An easement will be created to allow for locating the reserve septic area on the adjoining parcel. See attached septic design and plan by Charles H. Pollmar.

The septic design has been approved subject to a binding water availability letter from Kitsap PUD No. 1. See attached letter from Kitsap Public Health District dated September 16, 2020.

Fire Protection

The proposed development is contiguous with an existing paved public roadway. This roadway meets the requirements of the Bainbridge Island Fire Department. See letter from the Bainbridge Island Fire Department dated July 2, 2019.

Site Assessment Review

See attached Site Assessment Review: Complete dated August 7, 2019.

The proposed development will comply with all the requirements of the completed Site Assessment Review including, but not limited to:

1. Develop a Permanent Stormwater Site Plan
2. Develop a Construction Erosion Control Plan
3. Preservation of Natural Drainage Systems and Outfalls
4. On-Site Stormwater Management

Applicant will consider using minimal excavation foundation systems per the 2012 Low Impact Development Guidance Manual for Puget Sound.

Plantings

The proposal includes over three thousand square feet of plantings as proposed by Ecological Land Services. A cable fence will be built along the western edge off the proposed development to indicate the critical areas buffer. Please see Critical Areas Report and Mitigation Plan.

Stormwater Mitigation Plan


A Critical Areas Report and Mitigation Plan has been prepared by Ecological Land Services. See attached Critical Areas Report and Mitigation Plan.

Conclusions:

1. The subject lot is encumbered to such an extent by critical areas and critical area buffers that application of the land use codes would deny all reasonable use of the property.
2. Reasonable use of the property cannot be achieved through buffer modification or a habitat management plan.
3. Alternatives to development through a Reasonable Use Exception are not available or acceptable.
4. The proposed development (SFR) minimizes the impact to the critical areas by siting the house and septic field as close to Lytle Road and as close to the south property line as possible.
5. Any alterations permitted to the critical area are mitigated in accordance with mitigation requirements applicable to the critical area.

Thank you.

Best regards,



Tom White, Owner
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