



**CITY OF BAINBRIDGE ISLAND  
MASTER LAND USE APPLICATION  
P100**

**FOR OFFICIAL USE ONLY**

**PROJECT #** \_\_\_\_\_  
**PLANNER** \_\_\_\_\_

**Project Name:** LANDURKA LLC SUNRISE DRIVE PROPERTY

**Parcel Number(s):** 112502-4-069-2002

**Property Address:** NOT ASSIGNED (BETWEEN 11400 SUNRISE DR NE AND 11362 SUNRISE DR NE)

**Type of Application:**

Reasonable Use Exception



**Revision:** No



**Type of Revision:**

**Project Description:**

THE SUBJECT LOT IS UNDEVELOPED AND IS BETWEEN TWO LOTS THAT HAVE BEEN DEVELOPED ON A STEEP SLOPE. THERE IS A DESIGNATED CRITICAL AREAS STEEP SLOPE THAT RUNS THROUGH ALL OF THESE PROPERTIES. THE OWNER WOULD LIKE TO DEVELOP HIS PROPERTY IN A SIMILAR MANNER AS HAS HIS NEIGHBORS SO AS TO ENJOY THE SAME PROPERTY RIGHTS AS THE ADJACENT NEIGHBORS.

THE CRITICAL AREAS STEEP SLOPE RUNS THROUGH THE MIDDLE OF THE SUBJECT SITE. TAKING INTO ACCOUNT THE REQUIRED FRONT YARD SETBACK, THE CRITICAL AREAS STEEP SLOPE DELINEATION AND THE SEPTIC SYSTEM DRAIN FIELDS, THERE IS NO AREA REMAINING FOR THE REASONABLE DEVELOPMENT OF A HOME AS IS ALLOWED BY LAW.

THE GEOTECHNICAL ENGINEER HAS DETERMINED THAT A RESIDENCE CAN BE CONSTRUCTED IN THE CRITICAL STEEP SLOPE AREA THAT WILL BE SAFE FOR A FAMILY IN WHICH TO LIVE AND WILL PROTECT THE CRITICAL AREAS STEEP SLOPE AREA BY MEANS OF THE BEST AVAILABLE SCIENCE.

Parcel #	Address	Property Owner
112502-4-069-2002	NOT ASSIGNED	LANDURKA LLC

**Project Contacts** (owner, surveyor, engineer, etc)

**Property Owner:** LANDURKA LLC - HARISH BHARTI

Address: 6701 37th AVE. NW

City: SEATTLE, WA. 98117

State: WA.

Zip: 98117

Email: bhartilawyer@gmail.com

Phone: 206-789-4556

**Name:** PETER BRACHVOGEL

Agency: BC AND J ARCHITECTS

Address: 197 PARFITT WAY SW. STE. 120

Function: ARCHITECT

City: BAINBRIDGE ISLAND

State: WA

Zip: 98110

Email: peterb@bcandj.com

Phone: 206 780 9113

**Name:** PHIL HABERMAN, PE, LG, LEG

Agency: COBALT GEOSCIENCES

Address: PO BOX 82243

Function: GEOTECHNICAL ENGINEER

City: KENMORE

State: WA

Zip: 98028

Email: cobaltgeo@gmail.com

Phone: 206 331 1097

**Name:** ADAM WHEELER

Agency: BROWN WHEELER ENGINEER, INC.,

Address: 241 ERICKSEN AVENUE NE

Function: CIVIL ENGINEER

City: BAINBRIDGE ISLAND

State: WA

Zip: 98110

Email: adam@brownwheeler.com

Phone: 206 842 0605

**Authorized Agent** (Please attach notarized Owner/Applicant Agreement Form)

**Name:** BC AND J ARCHITECTS AND ASSIGNS

Agency:

Address: 197 PARFITT WAY SW. STE. 120

City: BAINBRIDGE ISLAND

State: WA

Zip: 98110

Email: kimk@bcandj.com

Phone: 206 780 9113

*If additional parcels or contacts are required, please attach additional sheets*

Applications ***must be submitted by appointment only*** by either the owner or the owner's designated agent. Should an agent submit an application, a ***notarized Owner/Applicant Agreement*** must accompany the application.

Supporting information and/or documents may be required to review your application. If you have questions about specific requirements for your project, please consult with planning staff prior to submitting your application. **Submittal requirements for each application are described in the [Administrative Manual](#) for Planning Permits.**

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I affirm, under penalty of perjury, that all answers, statements, and information submitted with this application are correct and accurate to the best of my knowledge. I also affirm that I am the owner or designated agent of the subject site. Further, I grant permission to any and all employees and representatives of the City of Bainbridge Island and other governmental agencies to enter upon and inspect said property as reasonably necessary to process this application.

Print Name (Owner)	Signature (Owner)	Date
Print Name (Owner)	Signature (Owner)	Date
Print Name (Owner)	Signature (Owner)	Date
Print Name (Owner)	Signature (Owner)	Date
PETER BRACHVOGEL		12/10/2020
Print Name (Agent)	Signature (Agent)	Date

**\*\* INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED OR WILL DELAY PROCESSING. \*\***