

Carla Lundgren

From: PCD
Sent: Thursday, February 08, 2018 9:14 AM
To: Carla Lundgren
Subject: FW: Wallace Cottages - Legal Issues
Attachments: Fence location sketch.pdf

Importance: High

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Administrative Specialist

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From: Hayes Gori [mailto:hayes@hayesthelawyer.com]
Sent: Thursday, February 8, 2018 8:10 AM
To: Kelly Tayara <ktayara@bainbridgewa.gov>; Peter Corelis <pcorelis@bainbridgewa.gov>; PCD <pcd@bainbridgewa.gov>; Sarah Blossom <sblossom@bainbridgewa.gov>; Kimberly McCormick Osmond <Kimberly.McCormick.Osmond@cobicommittee.email>; Mack Pearl <mack.pearl@cobicommittee.email>; Jon Quitslund <jon.quitslund@cobicommittee.email>; Don Doman <Don.Doman@cobicommittee.email>; Lisa Macchio <lisa.macchio@cobicommittee.email>; Michael Killion <michael.killion@cobicommittee.email>; William Chester <william.chester@cobicommittee.email>
Cc: Joe Levan <jlevan@bainbridgewa.gov>; Spence, Michael A. <mspence@helsell.com>
Subject: FW: Wallace Cottages - Legal Issues
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City Staff & Planning Commission,

Mr. Crampton's assertion below that his metal fence encroaches onto my clients' property to the east is false. Attached is a surveyor sketch that shows the location of the fence (labeled as "6' Deer fence"). As you can see, it runs along the property line and does not encroach to the east.

As with Mr. Crampton's invalid adverse possession claim, this false claim regarding his metal fence is not an issue and is not a basis to delay my clients' project.

Sincerely,
Hayes Gori

From: Steve Crampton <stephencrampton@gmail.com>
Date: February 7, 2018 at 2:00:56 PM PST

To: Kelly Tayara <ktayara@bainbridgewa.gov>, PCD <pcd@bainbridgewa.gov>
Cc: kimberly.mccormick.osmond@cobicommittee.email, mack.pearl@cobicommittee.email,
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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.