

**From:** [BRIAN STRAUSE](#)  
**To:** [PCD](#)  
**Subject:** 3945 Lytle Rd PLN51498 RUE/ PLN51498 VAR  
**Date:** Friday, June 18, 2021 3:56:17 PM

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Re: Reasonable Use Exception & Variance for 3945 Lytle Rd.

PLN51498 RUE/ PLN51498 VAR

Mr. Marcus and COBI Staff,

As COBI promotes high density in Winslow, Lynwood and Rolling Bay, it is all the more important to conserve the identity of the rest of the island. Intrinsic to the city's vision of density hubs is a pledge to maintain wetlands and to protect the rest of our island's natural habitat.

The construction plan itself acknowledges that this project will adversely affect the property's wetland. Planting trees and shrubs is not a reasonable or ecological fair swap. Such action will not bring back lost or damaged wetland.

Additionally, the applicant is asking to position the home 20% closer to the road than the current zoning laws call for. Making such a concession would be befuddling, especially considering the COBI's traditionally strict adherence to code. And, of course, the proposed house would also be closer to the southern property line than zoning regulations call for. That's a lot of exceptions.

The applicant was surely aware of the environmental constraints of this property when he purchased and built another home on it in 2007, yet now the owner is trying to squeeze a second house onto this same land. While a cantilever may seem like an ingenious engineering workaround, in reality a second floor protrusion hanging over the land still leaves an imposing and suffocating footprint. Additionally, further environmental impact will inevitably result from extending an emergency septic drainage system, snaking up Lytle Road towards the owner's residence. In short, all the acrobatics required to wedge this second proposed home onto such fragile and bio-diverse land should concern the city enough to deny the application.

A "reasonable use exception" is being pursued, although the applicant has in effect already had one, having built a 2800 square foot house on this very same property in 2007. Is that home not a reasonable use? After all, the "subject lot" is better known as "the applicant's yard." Hopefully, the city's new standard is not going to be slicing all of the lots on Bainbridge in two and allowing second homes to be built on the land whether they are ecologically feasible or not.

Such unsustainable development of the island's limited land is just an invitation for more of the same, a downward spiral. Please help conserve the ecological diversity of the Lytle Beach community and deny the permit.

Brian Strause and Amy Decker

Lytle Road

Bainbridge Island