

## MESSENGER HOUSE ZONING SUMMARY

November 25, 2005

Site Address:	10861 Manitou Park Blvd Bainbridge Island, WA		
Lot Area:	PARCEL A #4156-002-005-0203	6.37AC	277,477sf
	PARCEL B #4156-002-007-0003	0.64AC	27,878sf
	Total	7.01AC	305,355sf
Zoning:	R-2		
Current Uses:	Health Care Facility (CUP) 53,973sf existing 96 Beds (prior CUP allows 96 beds) Caretakers Cottage		
Surrounding Uses:	East: SFR West: Undeveloped North: SFR South: SFR		
Lot Coverage:	Per 1995 CUP: 16.6% Existing: 16.0% Proposed: 16.8%		
Proposed Use:	Memory Care	22,937sf (existing 1997)	
	Admin/Support	18,852sf (existing 1917)	
	<u>Assisted Living</u>	<u>52,460sf (proposed)</u>	
		93,255sf	
Setbacks:	Front 29', Side 10-25', Rear 19'		
Parking:	Existing	71	
	Proposed	71	
Height limit:	35' per CUP		
Landscape:	Perimeter Landscape: 25' Full screen (25' min) Roadside Buffer: 25' Partial screen (15' min) Tree Retention: 40tu/ac (280 tree units)		
Critical Areas:	Steep slopes, ARPA		
Process:	CUP Amendment Major SPR Boundary Line Adjustment (lot merge) Listing of Moran School on BI register		