

From: [Bainbridge Citizens](#)
To: [*Bainbridge Citizens](#)
Subject: SMP rules changed - Yes - they got worse
Date: Thursday, March 14, 2013 6:45:44 PM

Thank you all for coming to the March.

Last night, after 300 shoreline property owners marched to City Hall and told the City Council that we didn't want our property to be declared Nonconforming, the City Council voted to change Nonconforming to "Existing Structures".

But then Scales, Hytopoulos, Lester, and Blair voted to

1. Allow Rebuilds if the house is destroyed by a natural disaster,
2. Allow Remodels (?%) and expansion of 25%, and
3. Require all Rebuilds to meet the new Vegetation Buffer and Setbacks requirements using the sight line from neighboring houses.

If you want to tell the City Council what you think about this you can email them at Council@bainbridgewa.gov

For us this means we will either have to "game" the system to remodel but not rebuild. If we rebuild this 1890 cabin that was expanded in 1930 and remodeled in 1977, we would be forced to move the house back, give-up the use of our front yard, and plant native vegetation and trees that would block our view and that of our neighbors. Think of trees with a 65% canopy cover on a 50-foot lot.

City Council - Bob Scales bscales@bainbridgewa.gov

City Council - Debbi Lester dlester@bainbridgewa.gov

City Council - Anne Blair ablair@bainbridgewa.gov

City Council - Kirsten Hytopoulos khytopoulos@bainbridgewa.gov

PS – they found the backup tape of last night's CC meeting and your comments.

Bainbridge Defense Fund
Protecting Private Property Rights

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Commonsense Environmental Regulations and Accountable Government
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