

Attachment G

Nelson, Ryan J.

From: Rebecca Langholz <beckylangholz@gmail.com>
Sent: Tuesday, May 9, 2023 6:10 PM
To: Nelson, Ryan J.
Subject: 530 38th St.

Hi Ryan,

I am a neighbor of the 530 38th St. property (I live at 807 39th Pl.). I am wondering about the large evergreen trees on the lot(s). Will those all be cut down? It will be a big improvement to have new homes on these lots, but it would be wonderful if some of the trees could somehow be saved in the process.

When will the public hearing take place?

Thank you,

Rebecca Langholz

Nelson, Ryan J.

From: Julie Steele <steelenorthwest@gmail.com>
Sent: Thursday, April 27, 2023 3:06 PM
To: Nelson, Ryan J.
Subject: Comment on Proposal: SUB2023-0012/VAR 2023-0005/530 38th Street

Good afternoon:

I am a neighbor who received a Notice of Application regarding the above construction.

I have no objections to the construction of these two houses; however, I do have one comment and request Could the developer, Mr. Slusher, refrain from felling the large trees on this property?

Three reasons:

- 1) climate protection (these trees cannot be replaced);
- 2) the character of our neighborhood is to build around (even flip plan layouts) to respect the trees (we have a substantial amount of mature trees in our neighborhood, which sets us apart from developments which remove trees before building); and
- 3) sound protection/proofing from I-5 noise.

When Ebenal Construction built the apartment complexes on the corner of Elwood and Lincoln/Samish Way, the entire forest was destroyed. Not a single tree was saved. Consequently, those of us who live nearby heard significantly more noise from the freeway. All builders should be required to work with the geography of property.

Thank you and Mr. Slusher for respecting the benefits of our neighborhood forest.

Warmly,

Julie Steele
3813 Ridgemont Court
Bellingham, WA 98225
cell: 360-224-2301
work: 360-778-8277

"I have learned that people will forget what you said, people will forget what you did, but people will never forget how you made them feel." - Maya Angelou

3709 Ridgemont Way
Bellingham, WA 98229
May 6, 2023

Attention: Ryan Nelson, planner.
Planning and Community Development Department
210 Lottie Street, Bellingham, WA 98225

RE: Type IIIA Notice of Application & Public Hearing SUB2023-0012 / VAR2023-0005
Project Location: 530 38th St.

Dear Mr. Nelson:

We recently received a document from your office concerning the property behind our house located at 530 38th Street. We were being notified that the contractor for this property requested a variance to improve Adams Street and the North/South alley that abuts that property. We've lived in our home for 23 years this July, and Adams Street which is more like a grassy alley serves the carport that was built on this property when the home was constructed.

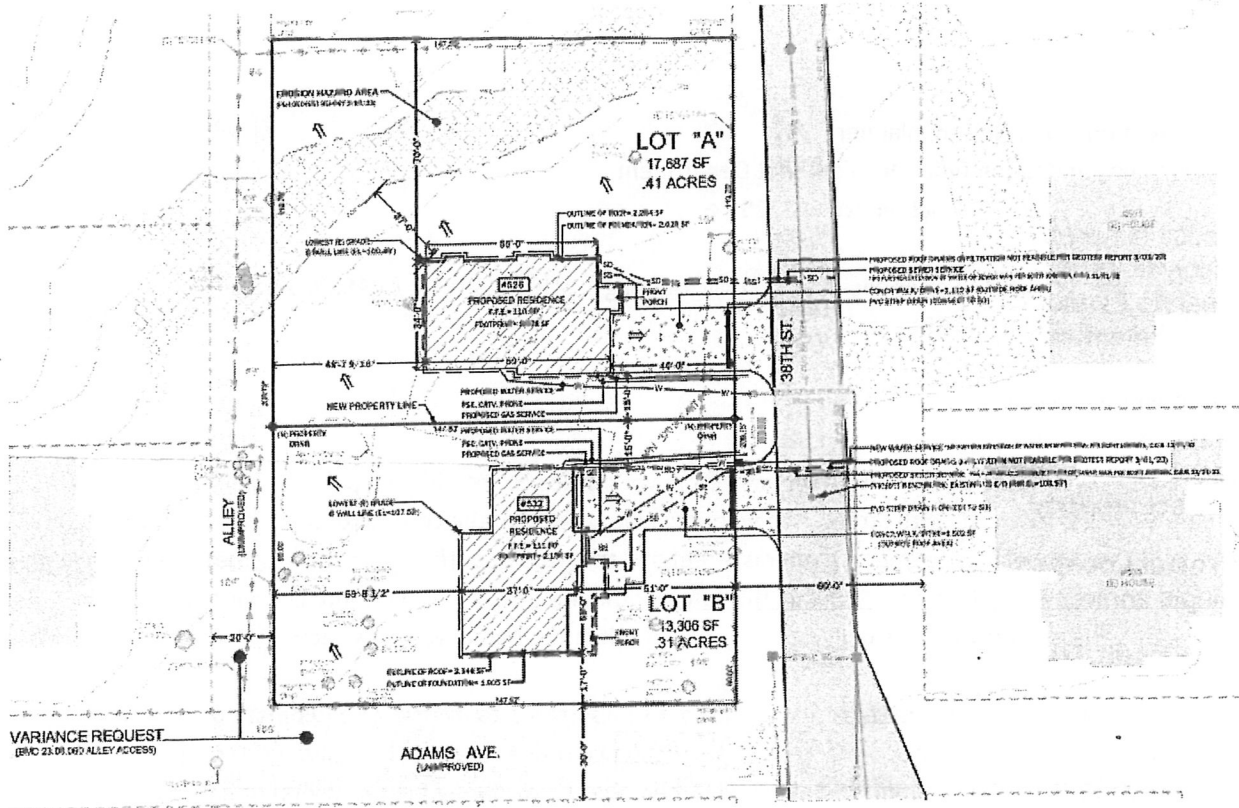
We access Adams Street daily, and so it's importance to us that no equipment or contractor's vehicles block our access. Also these two homes that will be built on this property could affect the water drainage on Adams Street. Right now during fall and winter, it gets soggy on the sides. We have hauled in gravel about three times to help with keeping the ground stable. It would help if this contractor could put some drainage there because these homes will take away a lot of lawn that surrounds the existing home that has been a natural water absorber. Because of this impact to Adams Street, it would be helpful if the contractor could add gravel it so that water doesn't pool in the middle of this street and make it difficult to drive our car.

It would be nice if they could keep some of the fruit trees along the fence because that will make a natural barrier so that all the properties along Adam Street will have better privacy. If the contractor brings in any vehicles or equipment that gouge this easement, then we would like for them to repair it in timely fashion because we use Adams Street daily. Our neighbor Kate Weisel showed us the pictures that she sent your office.

Also our daughter and son-in-law who live next door at 3705 Ridgemeont Way also have the same concern because they use Adams Street to take their boat to and from where it's parked in the extended driveway that goes to their backyard. We appreciate your consideration for how this construction will impact our properties.

Sincerely,

Mike & Jackie Mullavey



530 38th Street
 SUB2023-0012/VAR2023-0005

The Hearing Examiner will issue a decision within 10 days of the close of the record. If you want to receive notification of the action, please complete and return this section to the Planning and Community Development Department, City Hall, 210 Lottie Street, Bellingham, WA 98225.

Attn: Ryan Nelson, Planner **Yes, I would like to know the action taken.**

Name Julie A. Steele

Address 3813 Ridgemoor Court, Bellingham, WA
 (including City, Zip) 98229

Attention: Ryan Nelson, planner.
Planning and Community Development Department
210 Lottie Street, Bellingham, WA 98225

May 6, 2023 response to:
Type IIIA
Notice of Application & Public Hearing
SUB2023-0012 / VAR2023-0005

Project Location: 530 38th St.

Project Description: The applicant has requested a variance from the “requirement to improve Adams St (actually Adams AVENUE) and the N/South alley abutting the subject property.”

Question: What are the ACTUAL city requirements the applicant wishes to vary FROM?

Five properties have access from this alley (including 530 38th Street). Some use it daily.

The alley is a damp one in rainy season, it has had several layers of gravel laid down the center (over some 20 years), nearly to the back gate at 530 38th. Anyone who parks or drives on verges causes deep ruts, making it difficult for we neighbors to mow and maintain.

I don't think paving is necessarily the answer.

Some new loads of drain rock and crushed gravel would make an improvement I would approve of, with heavy drain rock abutting the project property. Subject property's corner of 38th and Adams Avenue can be wet. Drainage should be engineered correctly.

Specific Requests:

- Adams Avenue should not to be used for contractor parking.
- Any damage must be fixed immediately.
- Subject property shall maintain their side of alley until new owners take possession. (Blackberries want to take over.)
- There are several lovely flowering trees and shrubs along fence line, they form a natural visual barrier, soak up moisture, and need to be tuned up and maintained.

Concerns for human safety:

That same corner is host to three large fir trees that were topped decades ago, and have several large tree trunks towering on the weak main trunks. One is dying and leaning toward Adams Ave.

Currently there are no sidewalks in that area, and folks and their kids resort to walking in the street over a blind hill. Sidewalks in front of the two new homes would improve the neighborhood safety, surely any new home owners would want civilized sidewalks.

Images included.

Kathleen Weisel
3711 Ridgmont Way, Bellingham, WA 98229

530 38th Street
SUB2023-0012/VAR2023-0005

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Attn: Ryan Nelson, Planner **Yes, I would like to know the action taken.**

Name

Kathleen L. Weisel

Address
(including City, Zip)

3711 Ridgemont Way • Bellingham • WA • 98229



Adams Avenue 530 38th south boundary.



WidowMakers



