



Attachment E

Planning and Community Development Department

210 Lottie Street, Bellingham, WA 98225

Phone: (360) 778-8300 Fax: (360) 778-8301 TTY: 711 (WA Relay)

Email: planning@cob.org Web: www.cob.org

TYPE IIIA

NOTICE OF APPLICATION & PUBLIC HEARING

VAR2023-0009/CAP2023-0021

Notice is hereby given that the Planning and Community Development Department (PCDD) has received an application for a Critical Area Permit and Variance to the front yard setback. The City of Bellingham Hearing Examiner will hold a public hearing at 6:00 pm in the City Hall Council Chambers on a date to be determined to take testimony on:

Project Description: Future construction of a new three-story single family residence. The proposed house footprint is 1,522 square feet and the applicant has requested a variance reducing the required 20' front yard setback to 10' from the property line. The applicant has proposed a wetland buffer reduction in accordance with BMC 16.55.340.C.2. The proposed residence results in a total of 1,720 sf of wetland buffer impact which the applicant has proposed to mitigate with 2,800 sf of buffer enhancement on site. The enhancement area will be permanently protected with fencing, signage and a conservation easement.

Project Location: 4205 Padden Hills Ct., Bellingham WA 98229 Samish Neighborhood Area 5, Residential Single Detached zoning with a 20,000 sf minimum lot size

Applicant: Jane Dieveney-Hinkle, 4209 Padden Hills Ct., Bellingham WA 98229

Comments Due By: 7/25/2023

A staff report will be available in the Planning and Community Development Department approximately one week prior to the hearing.

A site plan and associated documents are available for viewing at <http://www.cob.org/notices> or, in the Permit Center at City Hall. Anyone wishing to comment on this proposal, is invited to submit written comments by 5:00 p.m. on July 25, 2023.

Anyone wishing to comment on this proposal may do so by writing and/or by testifying at the hearing. Written comments should be submitted before the end of the comment period but will be accepted if received by **5:00 p.m. on the hearing date**. You may also request a copy of the decision and information on your appeal rights by submitting you name and address to the staff contact below.

Date Application Received: 5/25/2023

Date of Complete Application: 6/2/2023

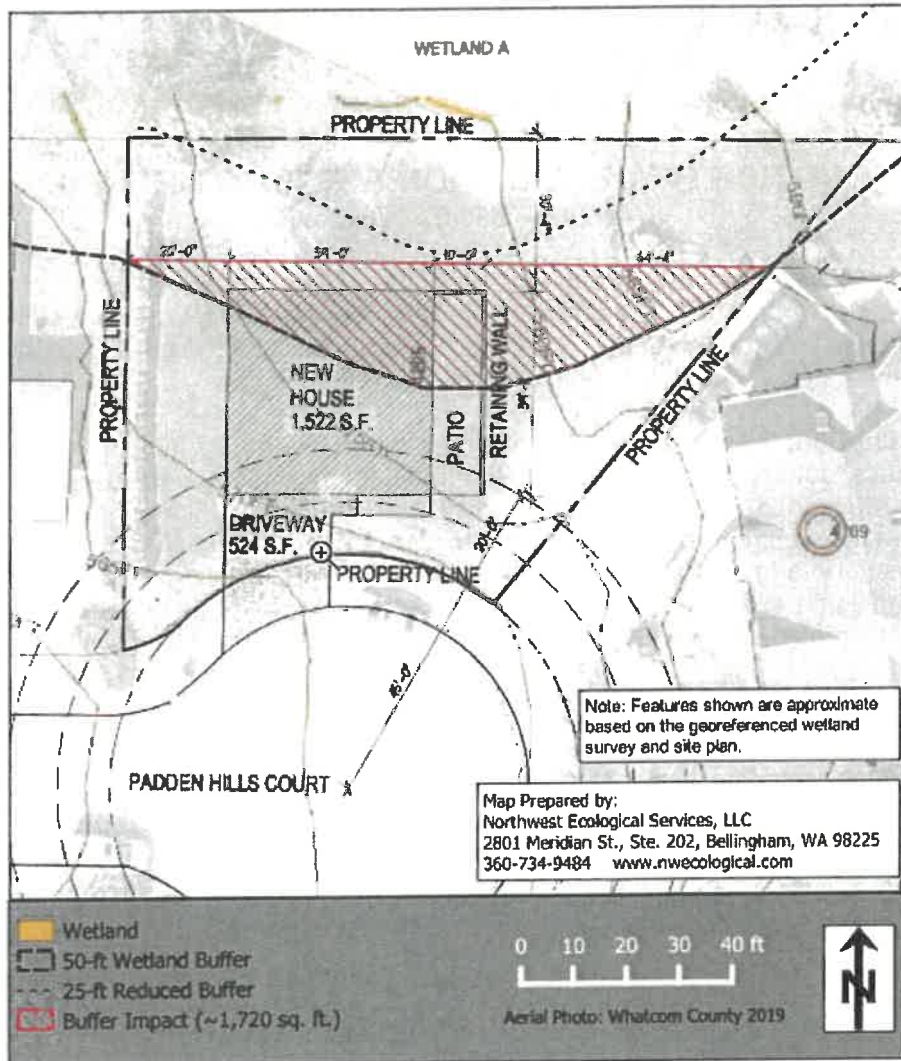
Date of Notice of Application: 7/11/2023

Other Known Required Permits: Building and Construction Permits

Permits Applied for Include: Critical Area Permit and Variance to the front yard setback

Send written comments and requests for information to:

Name: Ryan Nelson, Planner E-mail / Phone: rnelson@cob.org or 360-778-8368



4205 Padden Hills Ct.
VAR2023-0009/CAP2023-0021

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 _____

Address _____
 (including City, Zip)



Planning and Community Development Department

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Mail Delivery Confirmation

Type of Notice	NOA & Public Hearing
Project/Permit Number	VAR2023-0009 CAP2023-0021
Date Delivered to City Hall Mail Pick Up Location by 1:55PM Addresses attached	7/11/2023
By	<i>Fiona Starr</i>

JANE DIEVENY-HINKLE
4209 PADDEN HILLS CT
BELLINGHAM WA 98229

BELLINGHAM HERALD
Community News Department
336 36th St., PMB# 376
Bellingham, WA 98225

MNAC – SAMISH
Molly Foote
138 47th St
Bellingham WA 98229

MNAC - SAMISH
April Markiewicz
235 Milton St
Bellingham WA 98229

SAMISH
Steve Abell
1021 34th St
Bellingham WA 98229

Gayle Copenbarger
4015 Padden Hills Ct
Bellingham WA 98229

Richard Grube
4019 Padden Hills Ct
Bellingham WA 98229

David Wilson
4004 Parkhurst Dr
Bellingham WA 98229

Robert Hansen
4101 Harrison St
Bellingham WA 98229

Padden Lake Hills Inc
4008 Padden Hills Ct
Bellingham WA 98229

Ralph H Rinne Und 80% In
4020 Padden Hills Ct
Bellingham WA 98229

Corey Grahn
2009 40th St
Bellingham WA 98229

Lisa A Schwartz
4012 Padden Hills Ct
Bellingham WA 98229

Merna Nelson
4016 Padden Hills Ct
Bellingham WA 98229

Martha Hehner
4103 Padden Hills Ct
Bellingham WA 98229

Matthew & Shu-Jong Yeh
4102 Parkhurst Dr
Bellingham WA 98229

City Of Bellingham Finance Dept
210 Lottie St
Bellingham WA 98225

Lemieux R & H 1992 Trust
4103 Parkhurst Dr
Bellingham WA 98229

Michael Feerer
4107 Harrison St
Bellingham WA 98229

Richard Anderson
4106 Padden Hills Ct
Bellingham WA 98229

Holly Stafford
4107 Padden Hills Ct
Bellingham WA 98229

Berman Family Trust
4106 Parkhurst Dr
Bellingham WA 98229

Karen Woo
2008 Finch Ct
Bellingham WA 98229

City Of Bellingham
210 Lottie St
Bellingham WA 98225

Carlton McQueen
2012 Finch Ct
Bellingham WA 98229

Richard Anderson
4106 Padden Hills Ct
Bellingham WA 98229

Scott McAllister
4113 Harrison St
Bellingham WA 98229

Edmund Sullivan
4114 Padden Hills Ct
Bellingham WA 98229

David Shin
4111 Padden Hills Ct
Bellingham WA 98229

Jimmy Cui
4110 Parkhurst Dr
Bellingham WA 98229

Gregg Schneider
4203 Harrison St
Bellingham WA 98229

Liza Gossett
4202 Padden Hills Ct
Bellingham WA 98229

Charles Gustafson
887 Chuckanut Ridge Dr
Bow WA 98232

Kirsten Oliver
4201 Parkhurst Dr
Bellingham WA 98229

Ann Wark
2007 Finch Ct
Bellingham WA 98229

David Hannah
4200 Parkhurst Dr
Bellingham WA 98229

David Peterson
4201 Harrison St
Bellingham WA 98229

Brian Ecker
4205 Harrison St
Bellingham WA 98229

Warren Taranow
2020 Falcon Ct
Bellingham WA 98229

Thayer Family Living Trust
4206 Padden Hills Ct
Bellingham WA 98229

James Gunn
4204 Parkhurst Dr
Bellingham WA 98229

Eric Shewmaker
2024 Falcon Ct
Bellingham WA 98229

Pamela Kiesner
4213 Harrison St
Bellingham WA 98229

Jeffrey A Walker
4209 Harrison St
Bellingham WA 98229

City Of Bellingham Finance Dept
210 Lottie St
Bellingham WA 98225

Keith Denoyer
4210 Padden Hills Ct
Bellingham WA 98229

Jane Dieveney-Hinkle
4209 Padden Hills Ct
Bellingham WA 98229

Maxwell Family Trust
4208 Parkhurst Dr
Bellingham WA 92677

Norman Miller
4311 Parkhurst Dr
Bellingham WA 98229

David Firmstone
2019 Falcon Ct
Bellingham WA 98229

Laird McCulloch
4310 Parkhurst Dr
Bellingham WA 98229

Steven Bryant
4301 Harrison St
Bellingham WA 98229

Tim Lowery
4305 Harrison St
Bellingham WA 98229

Matthew Jellett
4718 Hadley St
Bellingham WA 98226

David Kays
2010 Samish Crest Way
Bellingham WA 98229

Brian Purves
2006 Samish Crest Way
Bellingham WA 98229

Padden Lake Hills Inc
4008 Padden Hills Ct
Bellingham WA 98229

John Connell Jr
4314 Parkhurst Dr
Bellingham WA 98229

Kevin Moore
4315 Harrison St
Bellingham WA 98229

Kevin Moore
4315 Harrison St
Bellingham WA 98229

Michael Sutherland
4402 Dove Ct
Bellingham WA 98229

Bhriгу Parmar
4406 Parkhurst Dr
Bellingham WA 98229

Lori Evans
4410 Parkhurst Dr
Bellingham WA 98229

Ryan Kapp
2202 Teal Ct
Bellingham WA 98229

Jonathon Yawitz
4410 Dove Ct
Bellingham WA 98229

AVERY

5960

Easy Peel Address Labels
Peel along line to expose Pop-up Edge

Go to avery.com/templates
Use Avery Template 5180

Les Tollefsen
2206 Teal Ct
Bellingham WA 98229

Kevin McCarthy
4501 Dove Ct
Bellingham WA 98229

William Hart
2203 Teal Ct
Bellingham WA 98229



Planning and Community

City of Bellingham

Development Department

NOTICE OF HYBRID PUBLIC HEARING

The City of Bellingham Hearing Examiner will hold an **in-person and virtual Zoom** public hearing at **6:00 p.m. on Wednesday, August 23, 2023**, in City Council Chambers, City Hall, 210 Lottie Street, to take testimony on the following proposal:

VAR2023-0009 / CAP2023-0021: A Variance and Critical Area Permit for future construction of a new three-story single-family residence. The proposed house footprint is 1,522 square feet and the applicant has requested a variance reducing the required 20' front yard setback to 10' from the property line. The applicant has proposed a wetland buffer reduction in accordance with BMC 16.55.340.C.2. The proposed residence results in a total of 1,720 square feet of wetland buffer impact which the applicant has proposed to mitigate with 2,800 square feet of buffer enhancement on-site. The enhancement area will be permanently protected with fencing, signage, and a conservation easement.

The property is located at 4205 Padden Hills Court, and legally described as Padden Lake Hills Lot 15. Residential Single, Detached, Cluster 20,000 sq. ft. minimum detached lot size, 1 lot/20,000 sq. ft. overall cluster zoning designation. Jane Dieveney-Hinkle, owner/applicant. Samish Neighborhood, Area 5.

HOW TO PARTICIPATE

All interested persons are invited to comment on the above applications. Written comments by mail and email are accepted and strongly encouraged.

**Send comments and requests for information to: Planning & Community Dev. Dept.
City Hall, 210 Lottie Street
Bellingham, WA 98225
Attn: Ryan Nelson, Planner II
E-mail: rnelson@cob.org**

Written comments received prior to 5:00 p.m., Monday, August 14, 2023, will be included in the online published packet. Comments received after that will be distributed to the Hearing Examiner for consideration but may not be included in the online published packet. All written comments must be received during office hours before the close of business (5:00 p.m.) at least one day prior to the hearing. You may also request a copy of the Hearing Examiner's decision and your appeal rights.

Planning

210 Lottie Street
Bellingham, WA 98225
Phone: (360) 778-8300
Fax: (360) 778-8302
TTY: (360) 778-8382
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www.cob.org/planning

Community Development

210 Lottie Street
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Fax: (360) 778-8302
TTY: (360) 778-8382
Email: cd@cob.org
www.cob.org/planning

Building and Development Services

210 Lottie Street
Bellingham, WA 98225
Phone: (360) 778-8300
Fax: (360) 778-8301
TTY: (360) 778-8382
Email: permits@cob.org
www.cob.org/permits

Attend in-person at City Hall, or virtually at the live Zoom webinar:

Anyone wishing to testify live during the Zoom webinar can do so by registering at the following link: <https://www.cob.org/he082323>

This link can be used before the meeting to pre-register or during the meeting to register and immediately join the meeting. Pre-registration is strongly encouraged. Once you are registered, you will receive an email with a link to the meeting.

Those who would like to listen in by phone can do so using any of the following phone numbers:

- (253) 215-8782
 - (346) 248-7799
 - (669) 900-6833
 - (301) 715-8592
 - (312) 626-6799
 - (929) 205-6099
- Meeting ID: 865-7141-0861
Password: 9

The record will be held open for two business days to accept post-hearing written public comment from anyone who had technology issues that prevented them from testifying at the hearing.

The application materials and staff reports will be available on-line at www.cob.org/gov/dept/hearing/pages/hearing-examiner-materials.aspx approximately one week before the virtual public hearing.

A Citizen's Guide to Remote Hearing's is available on-line at: www.cob.org/zoomguide

The City of Bellingham will provide a variety of accommodations and services for access and communications. Individuals with disabilities who wish to participate in City programs, services or activities and need an accommodation can submit a request for accommodation to the City by completing the online Request for Accommodation form (available at www.cob.org/ADA). As always, elevator access to the 2nd floor is available at City Hall's west entrance.

Note: This hearing will be video and audio recorded. The City of Bellingham issued this notice on August 9, 2023.

VAR2023-0009 / CAP2023-0021: 4205 Padden Hills Court

If you want to receive notification of the Hearing Examiner's decision, **please complete and return this section** to the department listed above.

Yes, I would like to know the action taken.

Name: _____ Address: _____

Email: _____