



Permit Center

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

Land Use Application

Check all permits you are applying for in the boxes provided. Submit this application form, the applicable materials listed in the corresponding permit application packet(s) and application fee payment.

Grid of permit checkboxes including: Accessory Dwelling Unit, Binding Site Plan, Clearing Permit, Conditional Use Permit, Critical Area Permit, etc.

Project Information

Project Address 830 BRIAR ROAD Zip Code 98225
Tax Assessor Parcel Number (s) 370214386450000
Project Description NEW SINGLE FAMILY HOME

Applicant / Agent Primary Contact for Applicant

Name Synthesis Design/ Brad Ingram
Mailing Address 258 East 1st street
City North Vancouver State BC Zip Code V7L 1B3
Phone 604-980-2087 Email brad@synthesisdesign.ca

Owner (s) Applicant Primary Contact for Applicant

Name Heather and Steve Peck
Mailing Address 7687 GOLDEN PRAIRIE CT
City FORT COLLINS State CO Zip Code
Phone Email mrsheatherpeck@gmail.com

Property Owner(s)

I am the owner of the property described above or am authorized by the owner to sign and submit this application. I grant permission for the City staff and agents to enter onto the subject property at any reasonable time to consider the merits of the application and post public notice.

I also acknowledge that by signing this application I am the responsible party to receive all correspondence from the City regarding this project including, but not limited to, expiration notifications.

Signature by Owner/Applicant/Agent [Signature] Date 6.19.23
City and State where this application is signed: North Vancouver British Columbia
City State



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CONDITIONAL USE PERMIT - SUBMITTAL REQUIREMENTS (PROCESS TYPE III-A)

(PLEASE PRINT CLEARLY OR TYPE IN BLUE OR BLACK INK)

Pre-Application Steps:

- Pre-application conference or waiver, if applicable – see pre-application form
- Pre-application neighborhood meeting or waiver
- Transportation Concurrency Certificate, if applicable

Application Requirements:

- A completed Land Use Application form
- All of the materials and information required by this form
- SEPA Checklist, if applicable
- Application fee payment
- Mailing list and labels for 500 foot radius

Project Data:

Your application will be judged against the following criteria. Please answer these questions thoughtfully and attach additional pages as needed.

1. Address of Subject Property 830 Briar Road, Bellingham
2. Nature of Request (be specific) Approval of additional square footage over 5500: Total house 6063 sq.ft
Request is for an additional 563 sq.ft
3. Site area of subject property is 26,625 square feet
4. Total gross floor area of new construction is 6280 square feet
5. Legal Description of Property _____
LOT 1 MADRONA POINTE NORTH SHORT PLAT AS REC AF 2050200731-SUBJ TO CONSERVATION ESMT REC AF 2050200732

Explain why the proposed use will:

6. Promote the health, safety and general welfare of the community The form and size of the
house will fit well into the surrounding neighborhood especially between houses on either
side that are well over 5500 square feet.
7. Satisfy the purpose and intent of the land use zone in which it is located The proposed house
will be built in a residential use zone and will still satisfy the purpose and intent of the zone which is
single family.

8. Not be detrimental to the surrounding neighborhood Additional Square footage
will not affect neighboring houses.

Explain how the proposed use will:

9. Be harmonizing with the general policies and specific objectives of the Comprehensive Plan
(ask Planning Staff for assistance) Please see attached CUP letter for more information

10. Enable the continued orderly and reasonable use of adjacent properties by providing a
means for expansion of public roads, utilities, and services The property is very large at over 26,000 sq.ft
and will only occupy a small portion of 3728 sq.ft. The house will be roughly centred between neighboring houses and provide generous side setbacks

11. Be designed so as to be compatible with the essential character of the neighborhood _____
The neighborhood has a varied character with no one style or character dominant.

12. Be adequately served by public facilities and utilities including drainage provisions _____
This property is in a serviced neighborhood

13. Not create excessive vehicular congestion on neighborhood collector or residential access
The house will have its own garage and parking off street

14. Not create a hazard to life, limb, or property resulting from the proposed use, or by the
structures used therefore, or by the inaccessibility of the property or structures thereon 604-980. _____
The proposed use is standard single family use and will have no areas of inaccessibility.

15. Not create influences substantially detrimental to neighboring uses. "Influences" shall
include, but not necessarily be limited to: noise, odor, smoke, light, electrical interference,
and/or mechanical vibrations _____
There will be no such "influences"

16. Not result in the destruction, loss, or damage to any natural, scenic, or historic feature of
major consequence _____
The existing conservation area on the property will be maintained.

PRE-APPLICATION NEIGHBORHOOD MEETING REQUIRED PRIOR TO APPLICATION

See Neighborhood Meeting Instructions form.

PLANS REQUIRED

Submit five (5) full sets of the following plans (if larger than 11" x 17") and one (1) 8 ½" x 11" reduction of suitable quality for copying. Provide scaled plans. Plans must be of an appropriate size and standard scale to show the required information.

A. Site Plan(s):

1. Scale shall be appropriate but in no case less than 1" = 40' scale.
2. The property lines of subject parcel.
3. All proposed and existing structures, including pavement areas, parking design and location of storm water facilities.
4. If the project involved new construction, show existing and proposed topography lines.

B. Landscape Plan:

1. A general landscaping plan showing the location of existing vegetation, any trees to be removed, and proposed types and locations of new landscaping.

C. Floor Plans for all existing and proposed buildings:

1. Scale shall be 1/8"=1' or 1/4"=1' or larger standard scale.

D. Building Elevations (side views) for all proposed structures or additions including:

1. Show existing and proposed grade levels and label height of building above grade (see height definitions in BMC 20.20)
2. General types of proposed exterior materials.

E. Location, size, and type of any proposed signs.

F. Plans, photos, perspective views or other materials that illustrate how the proposal satisfies the criteria for Conditional Use approval.

PUBLIC HEARING

The applicant or an authorized representative must be present at the public hearing.

AQUALINE VENTURES LLC
RAINSTRASSE 49 PO BOX 144 8808
PFAFFIKON
SWITZERLAND

AMIR A & PANTEA GHARAEI
732 FIELDSTON RD
BELLINGHAM WA
98225-8719 USA

ROB EIFORD FAMILY LP
826 BRIAR RD
BELLINGHAM WA 98225-7829
USA

CAROLYN A COUGHLIN & LARS G CRABO
806 BRIAR RD
BELLINGHAM WA 98225-7829
USA

PHILIP W STEPHENSON
704 BAYSIDE RD
BELLINGHAM WA 98225-7800
USA

GARY A & ELZA B HURLBUT
708 BAYSIDE RD
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USA

JONATHAN T & CYNTHIA W FRANKLIN
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829 BRIAR RD
BELLINGHAM WA 98225-7829
USA

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JOHN R & BETH W HENNON TRUST/TR
701 BAYSIDE RD
BELLINGHAM WA 98225-7800
USA

JEFF & VICKI JAFFE
PO BOX 28070
BELLINGHAM WA 98228-0070
USA

CARSON R ELIZARES &
JOSEPHINE R RONDOLOS-ELIZARES
94 MAKANI CIR
HILO HI 96720-3436
USA

BRETT & URSULA BAWDEN
408 28TH AVE NW
SEATTLE WA 98117-5951
USA

MARCOS E GONZALEZ & PHILLIP R MORGAN JT
722 FIELDSTON RD
BELLINGHAM WA 98225-8705
USA

WILLIAM C & ANGELA K CHAMBERS
720 FIELDSTON RD
BELLINGHAM WA 98225-8705
USA

MNAC -EDGEMOOR
c/o William Beer
505 Bayside Rd
Bellingham WA 98225
USA

MNAC -EDGEMOOR
c/o Barbara Zielstra
316 Willow Ct N
Bellingham WA 98225
USA

EDGEMOOR
c/o Robert McCarthy
217 Middlefield Rd
Bellingham WA 98225
USA

BELLINGHAM HERALD
Community New Department
1155 N. State St.
Bellingham WA 98225
USA

ANUCHIT TIPASATHIEN & NUTTHINEE
KIEWBORIBOON
3013 HAYWARD CT
BELLINGHAM WA
98226-9474 USA

JAMES KIM & SUHYUN KWON FAMILY TRUST
JAMES KIM TR
700 BAYSIDE RD
BELLINGHAM WA 98225-7800
USA

ROB EIFORD FAMILY LP
826 BRIAR RD
BELLINGHAM WA 98225-7829
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BELLINGHAM MUNICIPAL CODE – Floor Area Ratio
Title 20 Land Use Development


20.16.020 – Conditional Uses

S. (3) Single family residence, containing 5,500 square feet or more.

(a) Explanation. A Conditional Use Permit is required for the construction of a single family residence when the main building contains at least 5,500 square feet of total floor area or for any addition to the main building of a single family residence that will result in a building containing at least 5,500 square feet of total floor area. For the purpose of this subsection, “total floor area” shall include the sum of the gross horizontal area of the floor or floors of the building, measured from the exterior faces of the exterior walls including elevator shafts and stairwells on each floor and **including garages**, but excluding unroofed areas and roofed areas open on two or more sides.

Permit Number USE2023-0017

Total Floor Area _____ sq. ft.

VERIFIED BY: 
Signature of Architect / Applicant

Print Name



Synthesis Design

258 East 1st street
North Vancouver, BC
604-980-2087

Single Family Residence CUP Criteria

To whom it May Concern:

The subject property is located at 830 Briar Road, Bellingham. The proposed project is for a new single-family home to be constructed on the currently vacant piece of property. We are asking the City of Bellingham to allow an extra 780 square feet over the 5500 square foot maximum. For reference, please see the attached image of a view from Briar Road, a site section and diagram of building heights showing how views from the road would be minimally impacted. Surrounding views may be improved through the removal of some site trees located inside the footprint of the house. The house will essentially read as a single story from Briar Road (see attached image). The homes directly across the street are up the slope and would have a clear view over top of the home.

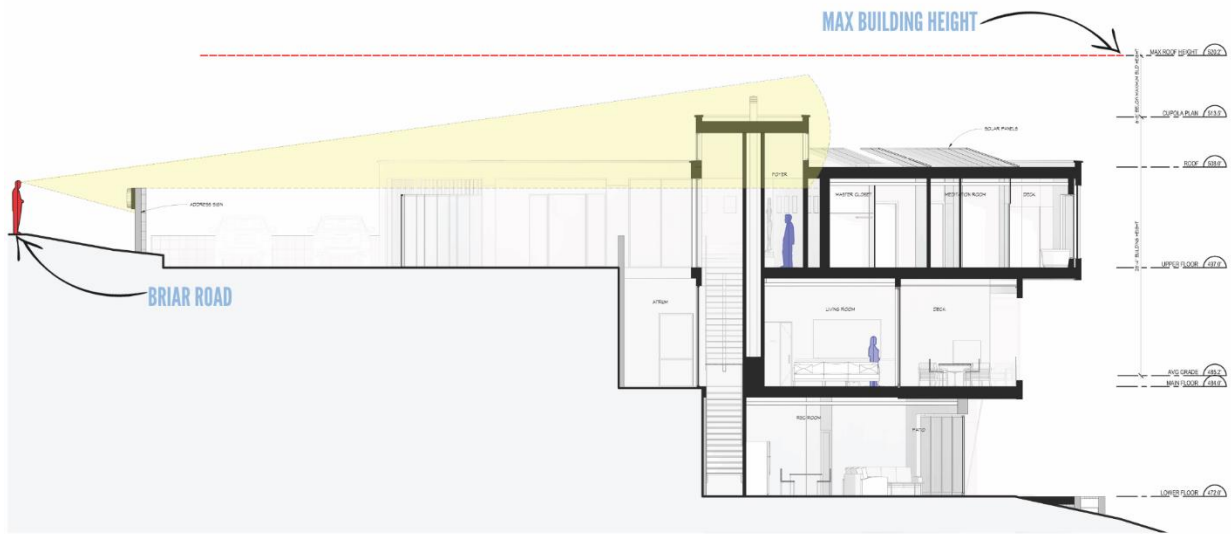
This application conforms with the intentions of the Bellingham Comprehensive Plan Land Use for the single-family zone. The proposal will add a home to an otherwise vacant piece of property in the Edgemoor neighborhood, thus adding to the housing stock in the City of Bellingham. The Edgemoor Neighborhood Plan states "the western half of the neighborhood contains large single-family homes on well-landscaped one-half acre lots. The term "rural estate" has been used to describe this portion of the neighborhood where magnificent views of Bellingham Bay and the San Juan Islands are a highly valued resource." The proposal is a high-quality design that is compatible with the overall style and character of the neighborhood, adding to a sense of place in an already architecturally and distinct eclectic neighborhood.

This project intends to be as environmentally low impact as possible by following the slope of the property and staying well back of the conservation zone, no trees will be affected within the conservation area, (see landscape plan in the architectural drawings). Most trees that will be removed for the house footprint will be replaced and replanted elsewhere on the property. Being mindful that the area is a highly valued natural resource, we have provided plenty of open space in and around the proposed house with extensive green treed areas for residents in the neighborhood to enjoy. As recommended by the land use plan, the proposal uses "long-lived, low-maintenance building materials; high-efficiency energy systems; and low impact development techniques that reduce housing lifecycle costs and provide better environmental performance." Solar energy is intended to offset the homes reliance on energy from the grid; energy modelling is used to ensure that home conforms to a high level of building performance in both summer and winter.

Thank you for your consideration,

A handwritten signature in black ink, appearing to read "Brad Ingram".

Brad Ingram



SITE SECTION/ PRIVACY
1/4" = 1'-0"

An illustration of the proposed building height in relation to the maximum allowable.



A view from Briar Road, from the downhill side of Briar.