



## Synthesis Design

258 East 1<sup>st</sup> 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.

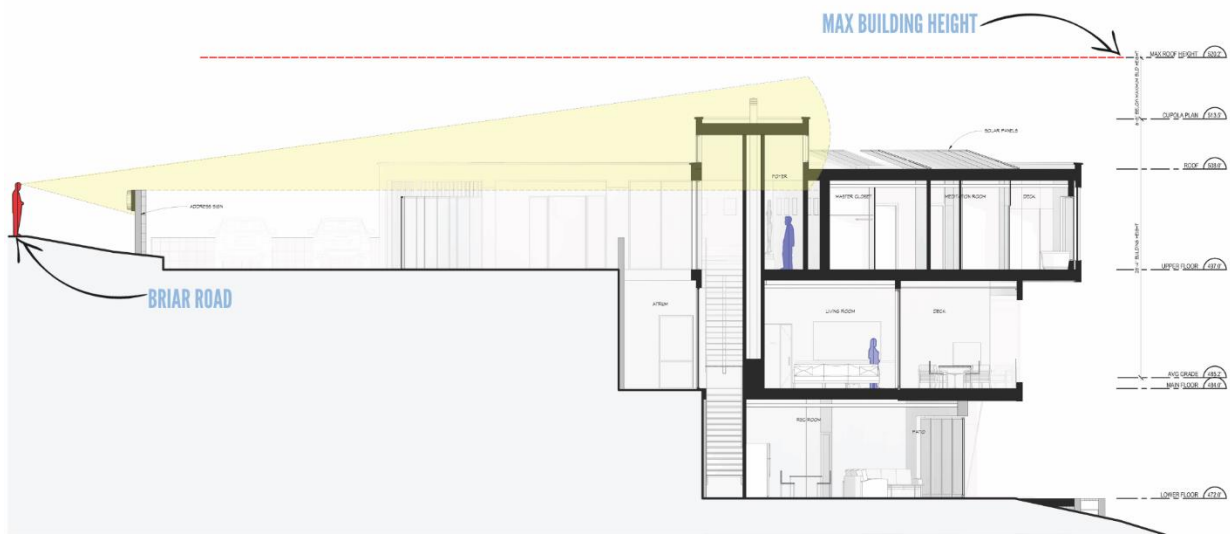
This application conforms with the intentions of the Bellingham Comprehensive Plan Land Use for the single-family zone. The proposal will add a home to an otherwise vacant piece of property in the Edgemoor neighborhood, thus adding to the housing stock in the City of Bellingham. The Edgemoor Neighborhood 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.