

Synthesis Design

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

NOTICE OF PUBLIC MEETING

Dear Property Owner:

You are being invited to attend a public meeting held by Synthesis Design on Zoom to introduce the following proposed project:

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 conducting this meeting because we will be asking the City of Bellingham for a conditional use permit allowing us to build 563 square feet over the 5500 square foot maximum. The total square footage of this house is smaller than its immediate neighbors and is in line with the size of homes in the surrounding neighborhood. For your reference, please see the attached image of a view from Briar Road, a site plan, and a site section showing how views from the road would be minimally impacted. Surrounding views may be improved through the removal of some site trees located in the footprint of the house. No trees will be touched within the conservation area.

We are holding this meeting to tell you about the proposal and invite your comments and questions. As required by the City of Bellingham, it is being conducted before we apply for a building permit. We can be reached by contacting Brad Ingram at brad@synthesisdesign.ca if you have any questions regarding the meeting. At the meeting, we will be presenting information on the proposal, including preliminary site, and building plans, and we will field questions, so please join to learn more about the project. The City will also have a representative at the meeting to answer City-related questions. We look forward to talking with you on August 14 at 5:30 p.m. See the site plan attached to this notice.

The meeting will be held virtually on Monday, August 14, 2023 @ 5:30 p.m. on Zoom.

Register in advance for this webinar here: https://tinyurl.com/Briar830

Or Scan the QR code below:



If you have questions about how to register and attend this meeting, please see the document titled "How to Join a Virtual Meeting" included with this notice.

** Both links provided above can be typed directly into your web browser or you can request a link by emailing Brad Ingram at brad@synthesisdesign.ca and he will email you a link. If you can't download the plans for viewing or printing, please contact us at least 4 days in advance of the meeting and we can email the plans to you.

HOW TO JOIN THE VIRTUAL MEETING Zoom Webinar for Neighborhood Meetings

TO REGISTER:

- 1. Connect to the internet
- 2. Click on this link https://tinyurl.com/Briar830 or copy/paste it into your browser and hit 'enter.'
- 3. Register for the meeting by filling out the online form
- 4. Receive an email with a link to the meeting

TO JOIN MEETING AT THE SET TIME/DATE:

- 1. Connect to the internet on a PC or MAC
- 2. Open internet browser
- 3. go to: https://us06web.zoom.us/j/85200378014
- 4. Click the 'Join' button. (If 'Open Zoom Client' pops up, click 'yes,' 'open' or 'allow')
- 5. Next click **Open Zoom Meetings** (PC) or **Open zoom.us** (Mac)

TO JOIN MEETING AT THE SET TIME/DATE FROM A SMART PHONE:

- 1. open your camera on your smart phone
- 2. scan QR code below to connect:



ABOUT THESE INSTRUCTIONS:

This online public meeting will take place using an internet meeting service called Zoom. You do not have to pay or subscribe to join this meeting. All you have to do is follow the steps above. These instructions work for most but not all technologies. Find more instructions on Zoom's website at:

https://support.zoom.us/hc/en-us/articles/201362193-How-Do-I-Join-A-Meeting-

WHAT TO KNOW BEFORE JOINING THE MEETING:

- You have the ability to provide comments and ask questions during the Q&A portion of the hearing. Attendees who wish to speak can "raise their hand" electronically by clicking "raise your hand" next to your name if connected by video. When it is your turn to speak your microphone will be unmuted and we will call on you for your name and comment.
- Your ability to see and/or hear the meeting depends on the device and method you use to join the meeting, as well as your ability to access the internet, and the quality of your connection.
- These instructions are intended for information purposes and are not exhaustive. If you have any further questions, please email Brad at brad@synthesisdesign.ca

COMMON PROBLEMS:

Incompatible technology is the most common problem. Some computers, smart phones, and browsers may not work with Zoom. Your internet service may also affect your connection. We can also answer additional questions following the meeting.

WHAT TO EXPECT:

- If you have not used Zoom regularly, you may find that computers, audio, video, smartphones and other devices don't work the way you hope. Be patient with yourself and others.
- Please be civil and courteous when engaging with others online. These meetings may be recorded by video and audio.





City of Bellingham

RS-4&7

PROPERTY INFORMATION

Lot Area: 26,625 sq.ft Lot Width: Main Floor Geodetic: ____ ft.

SETBACKS rincipal Structure 5' PL Left side yard for lots less than 50 ft in width Right side yard for lots less than 50 ft in width Lane Property Line

Complies with minimum 3' setback for projections imum drive way width of 20

Parking Structure/

(OPEN SPACE) site= 26,625sqft.	MINIMUM	Proposed Coverage	Comp
All Building & Structures**** 30% of site open	7988 sq.ft.(OPEN)	3728	Y

FLOOR SPACE RATIO * Allowable max: 5500

				Froposeu	Compiles
	Existing	Proposed	Deductions		
Basement		1547			
Main		1845			
Upper		2096			
Parking Structure		575			
Total		6063			N/CUP REQ

- The vertical distance from the lowest existing grade at the wall of the building to the highest point of the coping of a flat roof or to the average height of the highest gable of a pitch or hip roof; or
 - ** 20' high -the vertical distance measured from the highest existing grade on the building site within 20 feet (measured horizontally) of the building to the highest point on the coping of a flat roof or the average elevation of the highest gable of a pitch or hip roof.
 - *** Single-family dwelling unit with less than 5,500 square feet of total floor area. (See conditional uses.)
- **** Open Space. A minimum of 30 percent of the site area shall be reserved as private open space.
- ***** Two parking spaces shall be required for every single-family dwelling unit The minimum size of a required parking space is nine feet by 18 with 22 feet of maneuvering aisle depth behind each space. All required spaces shall be located on site. No portion of any parking area shall be permitted within the front yard, side yard on a flanking street, vision clearance triangle or other front yard setback established on the recorded plat. Open parking spaces may be located within required interior side and rear yards.
- ***** Buildings accessory to the main building of a conditional use shall be permitted outright if less than 800 square feet in total floor area. However, if said building will exceed 800 square feet in total floor area, separate approval as a conditional use is required. Accessory buildings shall not exceed one story in height, or 12 feet under either height definition. Accessory buildings may be located in a rear yard and in the rear 22 feet of an interior side
- ***** 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.

CUP - Conditional Use Permit Required

LEGAL DESCRIPTION

TOPOGRAPHIC SURVEY PLAN OF: LOT 1, 'MADRONA POINTE NORTH SHORT PLAT' AS PER THE MAP CIVIC ADDRESS:

830 Briar Road, Bellingham, Washington P.I.D. 3702143864500000

FOR ADDITIONAL SITING INFORMATION REFER TO SURVEY PRODUCED BY:

PACIFIC SURVEY & ENGINEERING INC 1812 CORNWALL, BELLINGHAM, WA 98225 PHONE:671.7387

JOB DIRECTORY: FB. N/A

M N/A P. N/A Bellingham

FLOOR SPACE

MAX ALLOWED: 5500 SQ.FT

UPPER FLOOR: 2096 SQ.FT + 575 SQ.FT GARAGE MAIN FLOOR: 1845 SQ.FT BASEMENT: 1547 SQ.FT

TOTAL: 6063 SQ.FT (563 SQ.FT OVER) CONDITIONAL USE PERMIT REQUIRED



DESIGNATED AREA FOR SOLAR PANELS, TO BE CONFIRMED W/ SOLAR CONTRACTOR

Drawing Title SITE PLAN

north vancouver, bc, canada V7L 1B3 tel. (604) 980-2087

ESIDENCE r Road

CUSTOM RES 830 Briar F

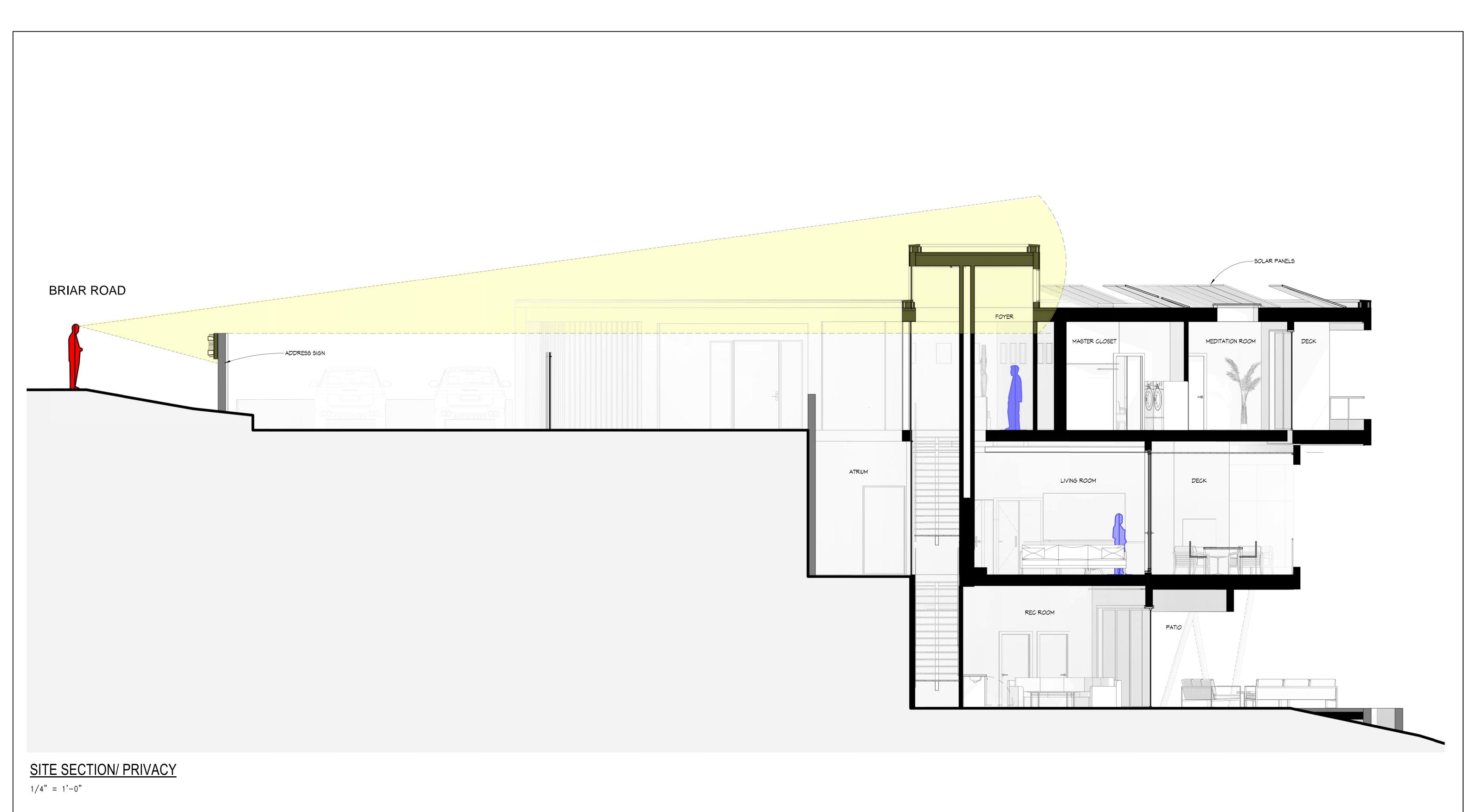
Date 05.11.2023

Scale As indicated

Drawn BKI / MSR /

Job No. 21016 Sheet A-1

2023-07-24 4:33:22 PM







synthesis design inc. 258 east 1st street north vancouver, bc, canada V7L 1B3 tel. (604) 980-2087 www.synthesisdesign.ca

PECK CUSTOM RESIDENCE 830 Briar Road

Drawing Title
SITE SECTION /
PRIVACY

Date NOVEMBER, 2022

Scale 1/4" = 1'-0"

Drawn BKI Job No. 21016

Sheet PD-5