



Planning and Community Development Department

210 Lottie Street, Bellingham, WA 98225

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TYPE IIIA NOTICE OF APPLICATION & PUBLIC HEARING USE2023-0017

Notice is hereby given that the Planning and Community Development Department (PCDD) has received an application for a **conditional use permit**. The City of Bellingham Hearing Examiner will hold a public hearing at 6:00 pm in the City Hall Council Chambers on **11/29/2023** to take testimony on:

Project Description: Proposed construction of an approximately 6,280 square foot (sf) single family residence (SFR) with attached two (2) car garage and new driveway. The proposed three (3) bedroom SFR is configured with a main floor, upper floor, and lower floor. As required by the single-family residential development standards ([BMC 20.30](#)), the building is less than 20' tall (approximately 16.5' tall) as measured by Height Definition No. 2 ([BMC 20.08.020](#)) and the height definition in the Shorelines Master Program Chapter ([BMC 22.10.010\(A\)\(61\)](#)). Additional notice will be provided two weeks before the scheduled hearing.

Access to the new residence is proposed via a driveway off Briar Rd. Due to the creation of more than 5,000 sf of new impervious surface on-site, a fully engineered stormwater management system is required.

A Conditional Use Permit (CUP) is required pursuant to [BMC 20.16.020\(M\)\(4\)](#) because the proposed residence contains more than 5,500 square feet of total floor area. In accordance with this title, CUPs are decided upon by the Hearing Examiner following a public meeting and review of the proposal's compliance with the CUP approval criteria enumerated in [BMC 20.16.010](#).

A Shoreline Exemption Permit has been conditionally approved under SHR2023-0022. The proposed development is exempt pursuant to [BMC 22.05.020\(B\)\(1\)\(g\)](#). The applicant shall be required to apply for a critical areas permit at the time of building permit submittal to address geological hazard areas on-site. The applicant shall demonstrate compliance with [BMC 16.55.450](#) and [BMC 16.55.460\(A\)\(2-3\) and \(6\)](#). Additionally, the applicant shall adhere to all conditions established in the associated conditional use permit USE2023-0017.

The proposal is categorically exempt from SEPA review pursuant to BMC [16.20](#) and [WAC 197-11-800](#).

Project Location: 830 Briar Rd, Bellingham, WA 98225 Edgemoor Neighborhood, Area 7, Zoned Residential Single with detached use qualifier, and density of 20,000 square feet (sf) minimum detached lot size, or one lot per 20,000sf overall density

Applicant: Brad Ingram, Synthesis Design, 258 E 1st St, North Vancouver, BC, Canada V7L1B3, 604-980-2087

Comments Due By: 11/20/2023

A staff report will be available to the public approximately one week prior to the hearing.

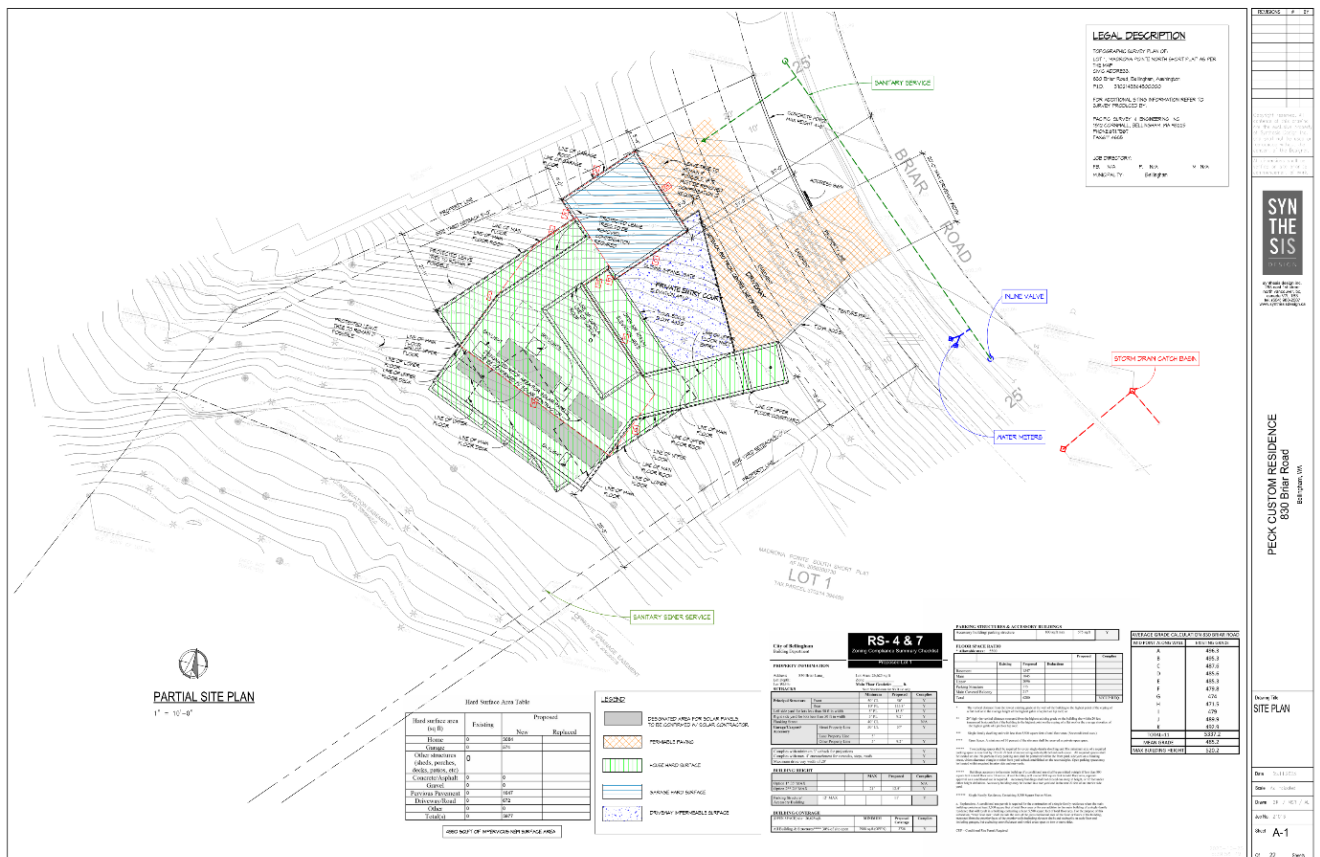
A site plan and associated documents are available for viewing at <http://www.cob.org/notices> or, in the Permit Center at City Hall. Anyone wishing to comment on this proposal, is invited to submit written comments by 5:00 p.m. on November 20, 2023.

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 **3:00 p.m. on the hearing date**. You may also request a copy of the decision and information on your appeal rights by submitting your name and address to the staff contact below.

Date Application Received: 8/23/2023
Date of Complete Application: 11/6/2023
Date of Notice of Application: 11/6/2023
Other Known Required Permits: Construction permit(s)
Permits Applied for Include: USE2023-0017, SHR2023-0022

Send written comments and requests for information to:

Name: Taylor Webb, Planner II E-mail / Phone: tkwebb@cob.org or 360-778-8311



830 Briar Rd, Bellingham, WA 98225
USE2023-0017

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: Taylor Webb, Planner II **Yes, I would like to know the action taken.**

Name _____

Address _____

(including City, Zip)