



**Permit Center**

210 Lottie Street, Bellingham, WA 98225

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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 2460 Lakeway Dr. Bellingham, WA 98229
2. Nature of Request (be specific) Approval of detached garage with ADU above.
3. Site area of subject property is 11,502 square feet
4. Total gross floor area of new construction is 806<sup>1616</sup> square feet
5. Legal Description of Property Lot 1 Walden Short Plat As Rec Book 3 Short Plats Pg. 31.

**Explain why the proposed use will:**

6. Promote the health, safety and general welfare of the community By adding additional living space in the form of an ADU while also providing garage space for shared laundry and co-working space.
7. Satisfy the purpose and intent of the land use zone in which it is located Single family zoning with additional ADU housing to aid the City in densifying its neighborhoods.

8. Not be detrimental to the surrounding neighborhood This property is a corner lot on a busy arterial - it will improve the neighborhood by blocking traffic noise / line of sight.

**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) Increasing housing opportunities while minimizing increase of impervious surfaces.
10. Enable the continued orderly and reasonable use of adjacent properties by providing a means for expansion of public roads, utilities, and services Proposed footprint is well within the required setbacks.
11. Be designed so as to be compatible with the essential character of the neighborhood The design matches existing home and neighboring designs.
12. Be adequately served by public facilities and utilities including drainage provisions Located on a major bus line, existing utilities will serve new building and stormwater is to be buffered by vegetation.
13. Not create excessive vehicular congestion on neighborhood collector or residential access Providing 2 parking spaces for existing home and garage space. Ample street parking exists as well.
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 Access to new building and ADU will be visible from street, clearly marked and doesn't impact existing structure.
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 None of these are anticipated.
16. Not result in the destruction, loss, or damage to any natural, scenic, or historic feature of major consequence Replacing an existing carport and driveway mostly, no other negative impacts to factors above.



# Address Information Verification

I/We Nicholas C. Brown, being duly sworn on oath, hereby certify that I have familiarized myself with the rules and regulations with respect to preparing and filing this application, that the foregoing statements and the statements contained in any papers or plans submitted herewith are true to the best of my knowledge and belief, and that the list of names and addresses of property owners within 500' of the subject is complete and correct according to the records of the Whatcom Assessor's Office as of Nov. 17<sup>th</sup>, 2023. I understand that if this list does not contain accurate information as listed in the Assessor's Office, this application may be successfully challenged and result in the necessity to reapply.

Signature: [Handwritten Signature]

Date: 11/17/2023

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

STATE OF WASHINGTON )  
 ) SS  
COUNTY OF WHATCOM )

SUBSCRIBED AND SWORN TO BEFORE ME THIS 17<sup>th</sup> DAY OF \_\_\_\_\_  
NOVEMBER, 2023.

[Handwritten Signature]  
Signature of Notary Public:

L KORNELIS  
Name Printed

06.14.2027  
My appointment expires

