



Planning and Community Development Department

210 Lottie Street, Bellingham, WA 98225

Phone: (360) 778-8300 Fax: (360) 778-8301 TTY: 711 (WA Relay)

Email: planning@cob.org Web: www.cob.org

TYPE IIIA

NOTICE OF APPLICATION & PUBLIC HEARING

USE2023-0028 and ADU2023-0042

Notice is hereby given that the Planning and Community Development Department (PCDD) has received an application for a **conditional use permit (USE2023-0028) and accessory dwelling unit land use application (ADU2023-0042)**. The City of Bellingham Hearing Examiner will hold a public hearing at 6:00 pm in the City Hall Council Chambers on **1/24/2024** to take testimony on:

Project Description: Proposed construction of an approximately 1,612 square foot (sf), two-story, detached accessory dwelling unit (D-ADU) with attached garage. The proposed D-ADU will be accessed and addressed off Lisa Lane. In accordance with Chapter 13 of the Bellingham Municipal Code (BMC), the existing driveway curb cut onto Lakeway Drive will be retired and replaced with new curb, gutter, and sidewalk.

A Conditional Use Permit (CUP) is required pursuant to BMC 20.10.036(B)(6)(c)(i) because the proposed D-ADU with ancillary space exceeds the maximum allowed floor area of 1,000sf. In accordance with Chapter 21 BMC, 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.

The proposal is categorically exempt from SEPA review pursuant to BMC 16.20 and WAC 197-11-800.

Project Location: 2460 Lakeway Dr Bellingham, WA 98229. Whatcom Falls Neighborhood, Area 7, zoned Residential Single, Detached, Cluster detached with a 10,000sf minimum detached lot size or 1 lot/10,000sf average overall cluster density and minimum cluster lot size 7,200sf

Applicant: Nicholas C Brown & Brenda Beehler JT, 2460 Lakeway Dr Bellingham, WA 98229

Comments Due By: 1/5/2024

A staff report will be available in the Planning and Community Development Department 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 January 5, 2024.

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 **5:00 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.



Planning and Community Development Department

210 Lottie Street, Bellingham, WA 98225

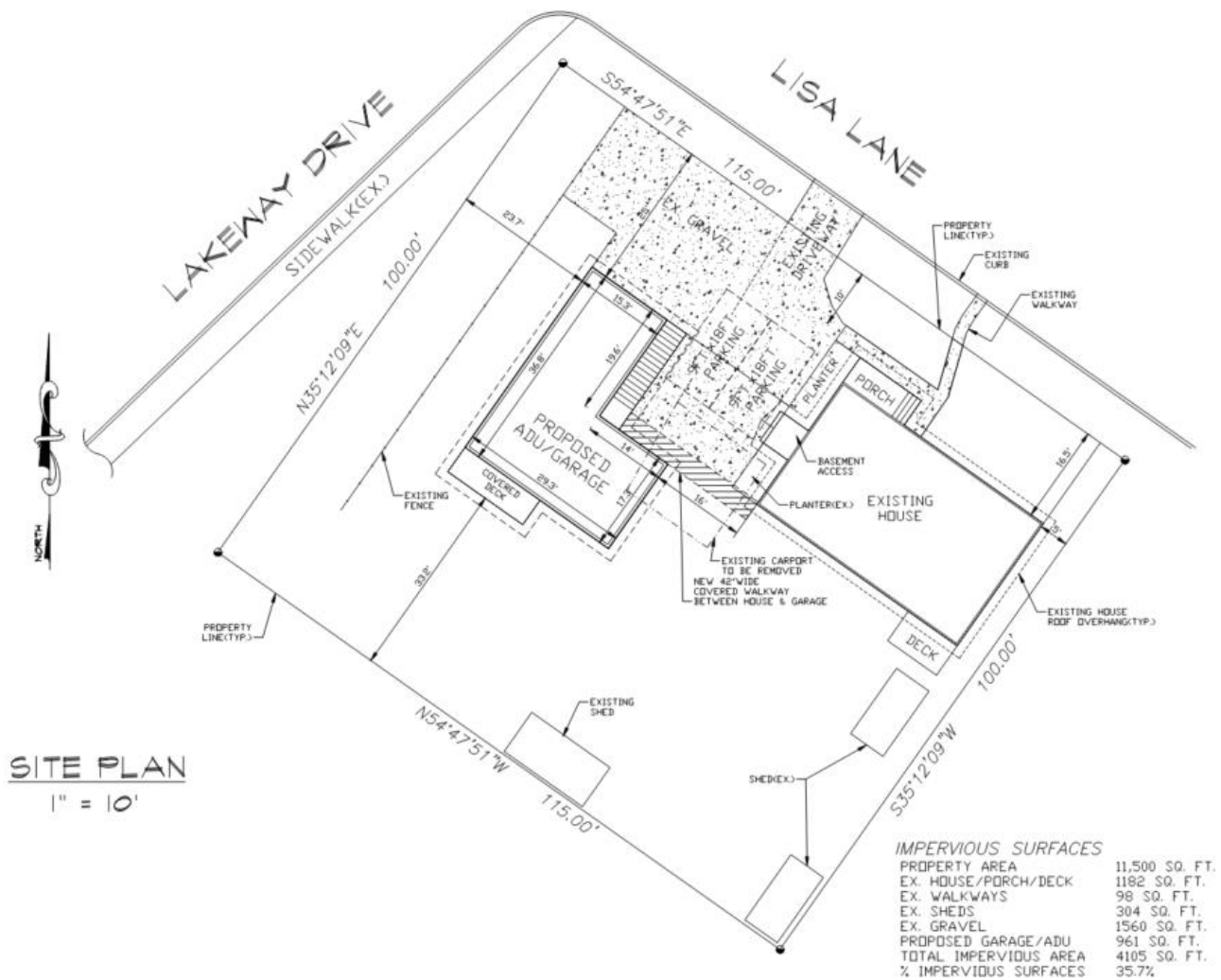
Phone: (360) 778-8300 Fax: (360) 778-8301 TTY: 711 (WA Relay)

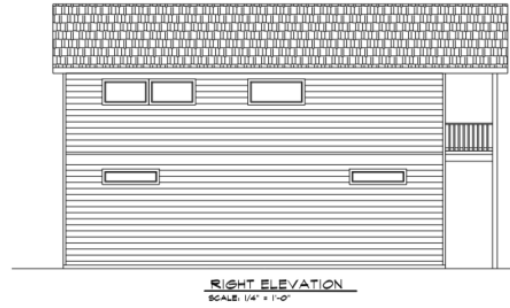
Email: planning@cob.org Web: www.cob.org

Date Application Received: 11/21/2023
Date of Complete Application: 12/13/2023
Date of Notice of Application: 12/22/2023
Other Known Required Permits: Construction permit(s)
Permits Applied for Include: USE2023-0028 and ADU2023-0042

Send written comments and requests for information to:

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





2460 Lakeway Dr Bellingham, WA 98229
USE2023-0028 and ADU2023-0042

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)

POSTING NOTICE

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Planning and Community Development Department - City Hall
210 Lottie Street - Bellingham, WA 98225 Fax: 360-778-830

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