

210 Lottie Street, Bellingham, WA 98225

Phone: (360) 778-8300 Fax: (360) 778-8301 TTY: (360) 778-8382

Email: permits@cob.org Web: www.cob.org/permits

Land Use Application

Check all permits you are applying for in the boxes provided. Submit this application form, the applicable materials listed in the corresponding permit application packet(s) and application fee payment.

| Accessory Dwelling Unit Binding Site Plan Clearing Permit Conditional Use Permit Critical Area Permit Minor Critical Area Permit Design Review Grading Permit Home Occupation Institutional Interpretation Landmark − Historic Certificate of Alteration Legal Lot Determination Nonconforming Use Certificate | Parking Adjustment Application Planned Development Rezone SEPA Shoreline Permit Shoreline Exemption Short Term Rental Subdivision-Short Plat/Lot Line Adjustment Subdivision-Preliminary Plat Subdivision-Final Plat Variance Wireless Communication Zoning Compliance Letter Other: | Office Use Only Date Rcvd: Case #: Process Type: Neighborhood: Area Number: Zone: Pre-Ap. Meeting: Concurrency: |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|
| Project Information | | |
| Project Address 2933 Lindbergh Ave | - | Zip Code ₉₈₂₂₅ |
| Tax Assessor Parcel Number (s) 38 | 30223 519114 0000 | |
| Project Description Type IIIA: Two-Lot SI | nort Plat utilizing 1 1/2 Rounding Provision | |
| | | |
| Applicant / Agent | Primary Contact for Applicant | |
| Name Alex Chose | | |
| Mailing Address 222 Grand Avenue, S | cuite C | |
| City Bellingham | State _{WA} | Zip Code 98225 |
| Phone (360) 733-5760 | Email achose@jepsonsurveying.com | |
| Owner (s) Applicant | Primary Contact for Applicant | |
| Name Brannon P. Finney | | |
| Mailing Address 2933 Lindbergh Ave | nue | |
| City Bellingham | State _{WA} | Zip Code 98225 |
| Phone (907) 723-7926 | Email brannonfinney@yahoo.com | |
| Property Owner(s) | | |
| I am the owner of the property described ab for the City staff and agents to enter onto the | ry of the laws of the State of Washington that | consider the merits of the application and pos |
| project including, but not limited to, expiration Applicant for this project, it is my responsibile. | on notifications. If I, at any point during the re- ity to update this information with the City in | all correspondence from the City regarding this view or inspection process, am no longer the writing in a timely manner. |
| Signature by Owner/Applicant/Agent | W | , Date2-19-24 |
| City and State where this application is sign | | , WA |
| | City | State |

Permit Center



210 Lottie Street, Bellingham, WA 98225

Phone: (360) 778-8300 Fax: (360) 778-8301 TTY: (360) 778-8382

Email: permits@cob.org Web: www.cob.org/permits

SHORT SUBDIVISION APPLICATION (Process Type II, III-A or III-B)

This application is for all short subdivisions and short cluster subdivisions that require a Type II or III-A process as stipulated in BMC 21.10.040(C), (D) and (E) including the following by process type:

Type II:

- 1. 5-9 lot short subdivision that does not include use of the cluster provisions;
- 2. Short cluster subdivision consisting of up to 4 lots not utilizing a density bonus; (Director may require Process Type III-A); and
- 3. Type I short subdivision application requiring a SEPA checklist.

Type III-A:

1. Short subdivision utilizing the rounding provision pursuant to BMC 23.08.040(D)(2) and not requiring a Type III-B process.

Pre-Application Steps:

| M | Pre-Application conference or waiver when critical areas permit is required. Identify permit number: PRE ²⁰²³⁻⁰¹⁰¹ |
|-------|------------------------------------------------------------------------------------------------------------------------------------------|
| | Transportation concurrency certificate, if applicable. Identify permit number: CON |
| Appli | cation Requirements: |
| v | A completed Land Use Application form. |
| V | A completed Short Subdivision Application form, including all information required by this form. |
| | A completed Legal Lot Application form, unless specifically waived. |
| V | Written response to the performance criteria pursuant to BMC 23.08.030. |
| V | Written response to the decision criteria pursuant to BMC 23.12.030. |
| V | Written response to criteria that is applicable to the proposal specifically for the rounding provision and/or use of cluster provision. |
| V | A completed Departure application form, if a departure and/or variance is requested. |
| | SEPA Checklist, if applicable. |
| | Application fee payment(s). |
| V | Mailing list and labels as described in the attached mailing list instructions. |

Project Data:

| 1. | Name of Short Subdivision Finney Short Plat |
|----|---------------------------------------------------------------------------------------------------------------------------|
| 2. | Number of Lots 2 |
| 3. | Description of proposal and intended use of the proposed lots: |
| | The proposed Two-Lot Short Plat utilizes the One and a Half Rounding Provision. This subdivision project is being pursued |
| | with the intention of building a Single Family Residence on the newly created lot (Lot 2). |
| | |
| 4. | Developer information, if different than owner or applicant: |
| | Name: |
| | Address: |
| | Phone number: |
| | Email: |
| 5. | Civil Engineer information: |
| | Name: |
| | Address: |
| | Phone number: |
| | Email: |
| | |
| 6. | Surveyor information: |
| | Name: Chris Jepson |
| | Address: 222 Grand Avenue, Suite C |
| | Phone number: (360) 733-5760 |
| | Email: cmjepson@jepsonengineering.com |
| | |

Submittal Requirements:

All submittal requirements required by this application shall be prepared and submitted in electronic format as a .pdf document that conforms to the provisions of Title 23 BMC, unless otherwise determined by the city. The Short Subdivision Application form shall include the following:

| <u>U</u> | A vicinity map that clearly identifies the proposal in relation to the surrounding land for a distance of at least a quarter of a mile and additional area, as necessary, to show connecting streets or arterials. The names of all property owners adjacent to the proposed preliminary plat. |
|----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | A short plat map that includes the following: ☑ Scale between 1" = 10' and 1" = 20'. ☑ Proposed lots that are identified and labeled as Lot 1, Lot 2, etc. ☑ Proposed area of each lot. ☑ Existing and proposed public rights of way, state highways and public open space tracts, trails and parks pursuant to BMC 23.08.030(E), (F) and (G). ☑ Existing and proposed utility easements that affect the land proposed for division. ☐ Critical areas on and affecting the site, including buffers and building setbacks. ☑ Existing structures on-site and their distances to proposed and existing property lines. ☑ Location and dimensions of existing on-site parking areas. ☑ Topography at 5-foot intervals. |
| | A preliminary clearing and grading plan pursuant to BMC 23.08.030(C) and (D) that shows retention of natural features and existing and proposed grades of lots and public rights of way. |
| | Preliminary stormwater management report consistent with Chapter 15.42 BMC for proposals that will generate 5,000 square feet of new or replaced impervious surfaces. |
| V | Legal description of the area being subdivided. |
| V | All other applications determined necessary to process the proposed preliminary plat consistent with the Bellingham Municipal Code. |
| V | Additional material as determined by the city to review the proposal consistent with the Bellingham Municipal Code. |



Address Information Verification

| 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 | I / WeAlexandra V. Chose | , being duly sworn on oath, hereby certify that I |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------|----------------------------------------------------------|
| 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 | have familiarized myself with the rules ar | nd regulations with respect to preparing and filing this |
| 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 | application, that the foregoing statements | s and the statements contained in any papers or plans |
| to the records of the Whatcom Assessor's Office as of | submitted herewith are true to the best of | f my knowledge and belief, and that the list of names |
| 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: Date: 2-19-24 Signature: Date: STATE OF WASHINGTON) SS COUNTY OF WHATCOM) SUBSCRIBED AND SWORN TO BEFORE ME THIS | and addresses of property owners within | 500' of the subject is complete and correct according |
| Office, this application may be successfully challenged and result in the necessity to reapply. Signature: Date: Date: Date: Date: Date: Date: Date: Date: STATE OF WASHINGTON) SS COUNTY OF WHATCOM) SUBSCRIBED AND SWORN TO BEFORE ME THIS 19 TH DAY OF FEBRUARY Signature of Notary Public: CHALS JERSON Notary Public: | to the records of the Whatcom Assessor' | s Office as of, 20 23 . I |
| Signature: Date: Signature: Date: Date: Signature: Date: Date: STATE OF WASHINGTON) SSS COUNTY OF WHATCOM) SUBSCRIBED AND SWORN TO BEFORE ME THIS JAY OF FEBRUARY Signature of Notary Public: CHAIS JEPSON Name Printed | understand that if this list does not conta | in accurate information as listed in the Assessor's |
| Date: Signature: Date: Date: STATE OF WASHINGTON) SS COUNTY OF WHATCOM) SUBSCRIBED AND SWORN TO BEFORE ME THIS | Office, this application may be successful | illy challenged and result in the necessity to reapply. |
| Date: Signature: Date: Date: STATE OF WASHINGTON) SS COUNTY OF WHATCOM) SUBSCRIBED AND SWORN TO BEFORE ME THIS | | ner |
| Signature: Date: STATE OF WASHINGTON)) SS COUNTY OF WHATCOM) SUBSCRIBED AND SWORN TO BEFORE ME THIS | Signature: | |
| STATE OF WASHINGTON)) SS COUNTY OF WHATCOM) SUBSCRIBED AND SWORN TO BEFORE ME THIS | Date: | 2-19-24 |
| STATE OF WASHINGTON)) SS COUNTY OF WHATCOM) SUBSCRIBED AND SWORN TO BEFORE ME THIS | Signature: | |
| SUBSCRIBED AND SWORN TO BEFORE ME THIS 19TH DAY OF FEBRUARY , 20zy. Signature of Notary Public: CHRIS JEPSON Name Printed | Date: | · |
| SUBSCRIBED AND SWORN TO BEFORE ME THIS | STATE OF WASHINGTON) | |
| SUBSCRIBED AND SWORN TO BEFORE ME THIS |) S: | 5 |
| Signature of Notary Public: OPHER NOTARY NOTARY NOTARY NOTARY NOTARY | COUNTY OF WHATCOM) | |
| Signature of Notary Public: OPHER NOTARY No | SUBSCRIBED AND SWORN TO BEFORE | REMETHIS 19TH DAY OF FEBRUARY |
| OPHER CHRIS JEPSON NOTARY ON Name Printed | , 20 <u>zų .</u> | 2 |
| NOTARY ON Name Printed | 1000000 | Signature of Notary Public: |
| 18/70 i 81 Name Filliga | 5 0PHER | CHRIS JEPSON |
| | 13/10 | Name Printed |
| | 0 1 1 1 0 s 05 2 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 | |
| My appointment expires | OF WASHING | |

MAILING LIST INSTRUCTIONS:

| As you | get ready to prepare your labels keep the following checklist in mind: |
|--------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | The information was acquired from the Assessor's office or database Addresses for the following members have been included on the label sheet Property Owner Applicant / Contact for Proposal Bellingham Herald All property owners within the required 500' radius (100' for Home Occupation Applications) Applicable Mayor's Neighborhood Advisory Commission Representatives Applicable Neighborhood Association Representatives (This information can be found at http://www.cob.org/documents/planning/applications-forms/nbrhd-media-notification-list.pdf |
| v v | Mailing information has been printed on <u>Avery 5160</u> labels (see attached example) All of the information completely fits on a single label Notarized Address Information Verification form has been completed |

NOTE: Errors in mailing labels may result in process delays and re-notice fees.

Obtain Property Ownership Information from the Whatcom County Assessor's Office

- The Assessor's Office is located on the first floor of the Whatcom County Courthouse, 311 Grand Avenue, Bellingham, 360-676-6790.
- Bring enough information to identify all of the property in the project site, such as tax parcel numbers, legal descriptions, address(es) or boundary on a plat map. Assessor's Office staff can help you find the Assessor's map(s) containing the project parcel(s).
- Utilize the Assessor's map to measure the required ownership notice distance (listed on the application) and record the parcel number for each property within or partially within the required distance of 500 feet (100 feet for Home Occupation) from the boundary of the project parcel. If the owner of the project property owns other property within the notice distance but not included in the project site, contact the Planning Division to determine whether the notice radius must be increased.
- Record the property owner's name and mailing address by accessing each parcel number via the computer terminals at the Assessor's Office or through the Internet by accessing the database under "Real Property Search" at www.whatcomcounty.us/assessor/index.jsp. Click on the parcel number in the first data screen to bring up a screen with the owner's full address and zip code. The maps are also available at this site if you wish to check a parcel number.
- If the site is a condominium, include the owner of each unit.

Print addresses on Avery 5160 labels

- Labels must include the address and fit on one Avery 5160 label:
 - Please DO NOT
 - Repeat names on the mailing list. If someone is listed as owning more than one property, only list the owner's name and address once on the mailing list.
 - o List the tax parcel number on the labels

Address Information Verification form:

Form must be notarized and include a copy of the parcel numbers and property owner's name and mailing address information attached.



210 Lottie Street, Bellingham, WA 98225

Phone: (360) 778-8300 Fax: (360) 778-8301 TTY: (360) 778-8382

Email: permits@cob.org Web: www.cob.org/permits

State

Land Use Application

| Check all permits you are applying for in the corresponding permit application packet(s) a | | orm, the applicable materials listed in the |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Accessory Dwelling Unit | Parking Adjustment Application | Office Use Only |
| ☐ Binding Site Plan☐ Clearing Permit | ☐ Planned Development ☐ Rezone | Date Rcvd: |
| ☐ Conditional Use Permit | SEPA | Case #: |
| ☐ Critical Area Permit☐ Minor Critical Area Permit☐ | ☐ Shoreline Permit☐ Shoreline Exemption | Process Type: |
| ☐ Design Review ☐ Grading Permit | Short Term Rental Subdivision-Short Plat/Lot Line | Neighborhood: |
| ☐ Home Occupation | Adjustment | Area Number: |
| ☐ Institutional ☐ Interpretation | ☐ Subdivision-Preliminary Plat☐ Subdivision-Final Plat | Zone: |
| ☐ Landmark – Historic Certificate of | ☐ Variance | Pre-Ap. Meeting: |
| Alteration ☐ Legal Lot Determination | ☐ Wireless Communication ☐ Zoning Compliance Letter | Concurrency: |
| Nonconforming Use Certificate | Other: Departure | |
| Project Information | | |
| Project Address 2933 Lindbergh Ave | | Zip Code ₉₈₂₂₅ |
| Tax Assessor Parcel Number (s) 3 | 880223 519114 0000 | in the contract of the contrac |
| Project Description Departure from BMC | C 23.08.060(D) [Building Envelope] for Type IIIA: T | wo-Lot Short Plat utilizing 1 1/2 Rounding Provision |
| - | | |
| Applicant / Agent | Primary Contact for Applicant | |
| Name Alex V. Chose | · ·····ai·y comment of rippingsin | |
| Mailing Address | 0.11.0 | |
| 0.11 | 01-1- | Zip Code 98225 |
| Disco | | 21p Code 98225 |
| Phone (360) 733-5760 | Email achose@jepsonsurveying | g.com |
| Owner (s) Applicant | □ Primary Contact for Applicant | |
| Name Brannon P. Finney | | |
| Mailing Address 2933 Lindbergh Av | enue | |
| City Bellingham | State _{WA} | Zip Code 98225 |
| Phone (907) 723-7926 | Email brannonfinney@yahoo.c | 000 |
| THE RESIDENCE OF THE PROPERTY | =e brainforming @yanoo.o | OIII |
| Property Owner(s) | | |
| I am the owner of the property described all for the City staff and agents to enter onto the | bove or am authorized by the owner to signe subject property at any reasonable timury of the laws of the State of Washingtor | gn and submit this application. I grant permission e to consider the merits of the application and post a that the information on this application and all |
| I am the owner of the property described all for the City staff and agents to enter onto the public notice. I certify under penalty of perjuinformation submitted herewith is true, community also acknowledge that by signing this approject including, but not limited to, expirating Applicant for this project, it is my responsible. | bove or am authorized by the owner to signe subject property at any reasonable time ury of the laws of the State of Washington plete and correct. Slication I am the responsible party to receion notifications. If I, at any point during the fility to update this information with the Ci | gn and submit this application. I grant permission e to consider the merits of the application and post in that the information on this application and all elive all correspondence from the City regarding this are review or inspection process, am no longer the |
| I am the owner of the property described all for the City staff and agents to enter onto the public notice. I certify under penalty of perjuinformation submitted herewith is true, compared to acknowledge that by signing this approject including, but not limited to, expiration | bove or am authorized by the owner to signe subject property at any reasonable time ury of the laws of the State of Washington plete and correct. Slication I am the responsible party to receion notifications. If I, at any point during the fility to update this information with the Ci | gn and submit this application. I grant permission e to consider the merits of the application and post in that the information on this application and all elive all correspondence from the City regarding this are review or inspection process, am no longer the |

City





210 Lottie Street, Bellingham, WA 98225 Phone: (360) 778-8300 Fax: (360) 778-8301 TTY: (360) 778-8382 Email: permits@cob.org Web: www.cob.org/permits

ADMINISTRATIVE SUBDIVISION DEPARTURE APPLICATION

(Process Type I, II, III-A and III-B)

(PLEASE TYPE OR PRINT CLEARLY IN BLUE OR BLACK INK)

This application form is for administrative departures pursuant to Chapter 23.48 BMC.

Application Submittal Requirements:

| ~ | A completed Land Use Application form. |
|---|-------------------------------------------------------------------------------------|
| V | A completed Administrative Subdivision Departure Application form, including all |
| | information required by this form. |
| V | Identification of requested departure(s) and the percentage of departure requested |
| | pursuant to BMC 23.48.030(C). |
| V | Written response to the departure decision criteria pursuant to BMC 23.48.030(B)(1) |
| | for each departure requested. |
| | Application fee payment. |
| V | Concurrent submittal of a land division application. |
| | |

Administrative Departures.

Administrative departures from the identified land use and subdivision standards as listed in BMC 23.48.030(C), may be permitted as part of a land division application.

Administrative departures are not variances and are not required to meet the same criteria under BMC 23.48.040. Administrative departures allow the adjustment of standards to achieve better outcomes in cases where strict application of the standard would result in an inferior subdivision design.

Decision Criteria – Administrative departures

To obtain a departure, an applicant must demonstrate that the overall development, including departures from the standards, would better serve the public interest and how each proposed departure meets or exceeds the intent of the respective standard as compared to a strict application of the established standard.

Review procedure.

Applications for an administrative departure shall follow the procedures in Chapter 21.10 BMC. Departures shall have the review and decision consolidated into a single permit. The Director shall issue a decision for the departure concurrently with the decision for Type I and II applications or will issue a recommendation to the hearing examiner for all Type III applications.

| Project Data. |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Name and permit number of land division associated with this request: |
| Finney Short Plat PRE2023-0101 |
| |
| Requested departures. |
| Provide a list of the requested departures and the percentage of departure requested, which includes the following information for each requested departure: |
| Departure #1 (Requested departure): |
| A reduction of the applicable standard building envelope dimensions by the maximum allowable reduction of 10% |
| |
| Code provision/regulation: BMC 23.08.060(D) / BMC 23.48.030(C.2.b) |
| Applicant's response to departure criteria: We seek a departure not to exceed 10% of each measurement of |
| the applicable building envelope standards of BMC 23.08.060(D). We seek a reduction in size from a 50'x50' to 45'x45' building envelope. |
| **See attached narrative for full response to departure criteria** |
| Departure #2 (Requested departure): |
| Code provision/regulation: BMC |
| Applicant's response to departure criteria: |
| |
| |

Required plans

The requested departure(s) shall be identified on the plans submitted with the land division application.