

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

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.

<input type="checkbox"/> Accessory Dwelling Unit <input type="checkbox"/> Binding Site Plan <input type="checkbox"/> Clearing Permit <input type="checkbox"/> Conditional Use Permit <input type="checkbox"/> Critical Area Permit <input type="checkbox"/> Minor Critical Area Permit <input type="checkbox"/> Design Review <input type="checkbox"/> Grading Permit <input type="checkbox"/> Home Occupation <input type="checkbox"/> Institutional <input type="checkbox"/> Interpretation <input type="checkbox"/> Landmark – Historic Certificate of Alteration <input type="checkbox"/> Legal Lot Determination <input type="checkbox"/> Nonconforming Use Certificate	<input type="checkbox"/> Parking Adjustment Application <input type="checkbox"/> Planned Development <input type="checkbox"/> Rezone <input type="checkbox"/> SEPA <input type="checkbox"/> Shoreline Permit <input type="checkbox"/> Shoreline Exemption <input type="checkbox"/> Short Term Rental <input checked="" type="checkbox"/> Subdivision-Short Plat/Lot Line Adjustment <input type="checkbox"/> Subdivision-Preliminary Plat <input type="checkbox"/> Subdivision-Final Plat <input type="checkbox"/> Variance <input type="checkbox"/> Wireless Communication <input type="checkbox"/> Zoning Compliance Letter <input type="checkbox"/> Other: _____	Office Use Only Date Rcvd: _____ Case #: _____ Process Type: _____ Neighborhood: _____ Area Number: _____ Zone: _____ Pre-App. Meeting: _____ Concurrency: _____
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Project Information

Project Address xxxx 36th St & xxxx Lindsay Ave Zip Code 98229Tax Assessor Parcel Number (s) 3703074624590000 / 3703074654590000Project Description Lot Line Adjustment

Applicant / Agent

 Primary Contact for ApplicantName Jeremy Disch, PowerTek SurveyingMailing Address 5426 Barrett Rd. #104City Ferndale State WA Zip Code 98248Phone 360-746-8801 Email jdisch@powertek.net

Owner (s)

 Applicant Primary Contact for ApplicantName Skeers Construction (Brandon Priest)Mailing Address 1249 Birch Falls DriveCity Bellingham State WA Zip Code 98229Phone 3606710911 Email brandon@skeers.com

Property Owner(s)

I am the owner of the property described above or am authorized by the owner to sign and submit this application. I grant permission for the City staff and agents to enter onto the subject property at any reasonable time to consider the merits of the application and post public notice. I certify under penalty of perjury of the laws of the State of Washington that the information on this application and all information submitted herewith is true, complete and correct.

I also acknowledge that by signing this application I am the responsible party to receive all correspondence from the City regarding this project including, but not limited to, expiration notifications. If I, at any point during the review or inspection process, am no longer the Applicant for this project, it is my responsibility to update this information with the City in writing in a timely manner.

Signature by Owner/Applicant/Agent  Date 4.25.2024City and State where this application is signed: Bellingham WA
City State



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**LOT LINE ADJUSTMENT APPLICATION - PRELIMINARY AND FINAL APPROVAL
(Process Type I)**

** Use this application only if doing a lot line adjustment, which is a change(s) of property lines associated between two or more lots with each lot containing a buildable area that does not increase the number of lots.

A lot line adjustment includes a two-step approval process, preliminary and final. This application includes the submittal requirements for each process; the submittal requirements for final approval should be submitted only after preliminary approval has been issued by the city, unless specifically discussed with the city.

PRELIMINARY APPROVAL

Application Requirements:

- A completed Land Use Application form.
- A completed Legal Lot Application form, unless specifically waived.
- A completed Lot Line Adjustment Application form, including all information required by this form.
- Written response to the performance criteria pursuant to BMC 23.08.030.
- Written response to the decision criteria pursuant to BMC 23.10.030.
- A completed Departure and/or Variance Application form(s), if a departure and/or variance is requested.
- Application fee payment.

Project Data:

1. Name of Lot Line Adjustment 36th & Lindsay LLA Number of Lots 2

2. Property owner information:

Name: Skeers Construction (Brandon Priest) Name: _____
Address: 1249 Birch Falls Drive Address: _____
Bellingham, WA 98229
Phone number: 360.671.0911 Phone number: _____
Email: brandon@skeers.com Email: _____

3. Surveyor information:

Name: PowerTek Surveying Address: 5426 Barrett Rd. #104
Ferndale, WA 98248
Phone number: 360-746-8801 Email: jdisch@powertek.net



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PRELIMINARY APPROVAL

Submittal Requirements:

- The application submittal materials required by this form.
- A dimensioned preliminary lot line adjustment map that shows 'old' and 'new' property lines, lot areas, structures, open parking areas and distances of structures measured from the property line.

FINAL APPROVAL

Submittal Requirements:

The submittal requirements 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:

- A plat certificate, dated not more than 30 days prior to filing the final recording documents for the lot line adjustment, that includes all parcels within the proposed adjustment area; and
- Final recording document prepared by the city and signed by all persons having an ownership interest within the lot line adjustment boundaries containing the following exhibits:
 - Exhibit A: Legal descriptions, prepared and signed by a licensed land surveyor, of all lots as they appear before the lot line adjustment; and
 - Exhibit B: A final lot line adjustment map based upon a survey of record, prepared and signed by a licensed surveyor prepared in accordance with Chapter 23.36 BMC, that shows 'old' and 'new' property lines, lot areas, structures, and distances of structures measured from the property line; and
 - Exhibit C: Legal descriptions, prepared and signed by a licensed land surveyor, of all lots as they appear after the lot line adjustment.
- Conveyance document(s)/deed(s), prepared by a title company, registered surveyor and/or licensed attorney that include language clearly binding the conveyance area to the remainder portion of the property.
- Approval of all other permits determined necessary for the city to grant final approval of the approved lot line adjustment consistent with the Bellingham Municipal Code.
- Additional material as determined by the city to review the proposal consistent with the Bellingham Municipal Code.



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REVISED VARIANCE
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.

Grid of permit checkboxes including Accessory Dwelling Unit, Binding Site Plan, Clearing Permit, etc. Includes 'Office Use Only' section for Date Rcvd, Case #, Process Type, etc.

Project Information

Project Address 36th St & Lindsay Ave Zip Code 98229
Tax Assessor Parcel Number (s) 3703074624590000 / 3703074654590000
Project Description Lot Line Adjustment

Applicant / Agent

Primary Contact for Applicant

Name Jeremy Disch, PowerTek Surveying
Mailing Address 5426 Barrett Rd #104
City Ferndale State WA Zip Code 98248
Phone 360-746-8801 Email jdisch@powertek.net

Owner (s)

Applicant Primary Contact for Applicant

Name Skeers Construction (Brandon Priest)
Mailing Address 1249 Birch Falls Drive
City Bellingham State WA Zip Code 98229
Phone 360-671-0911 Email brandon@skeers.com

Property Owner(s)

I am the owner of the property described above or am authorized by the owner to sign and submit this application. I grant permission for the City staff and agents to enter onto the subject property at any reasonable time to consider the merits of the application and post public notice.

I also acknowledge that by signing this application I am the responsible party to receive all correspondence from the City regarding this project including, but not limited to, expiration notifications.

Signature by Owner/Applicant/Agent [Signature] JEREMY DISCH Date 5.10.2024
City and State where this application is signed: BELLINGHAM WA



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SUBDIVISION VARIANCE APPLICATION

(Process Type III-A and III-B)

This application form is for variances pursuant to Chapter 23.48 BMC.

Application Submittal Requirements:

- A completed Land Use Application form.
- A completed Subdivision Variance Application form including all information required by this form.
- Identification of requested variance(s).
- Written response to the variance criteria pursuant to BMC 23.48.040 for each variance requested.
- Application fee payment.
- Concurrent submittal of a land division application.

Variance Procedures

Subdivision variances are Type III-A or Type III-B processes subject to BMC 21.10.120 and shall be submitted in conjunction with an application for a land division proposal. In all situations, the hearing examiner will consider and make the final permit decision for all land division applications, except binding site plans, when a subdivision variance is proposed.

The applicant is responsible for demonstrating, in writing, how the requested variance meets the variance criteria pursuant to BMC 23.48.040.

Required plans

The requested variance shall be identified on the plans submitted with the land division application.

NOTE:

1. An approved variance shall be valid for the same period of time as the associated decisions for the land division.
2. This is a quasi-judicial proceeding and therefore, the applicant should not discuss the variance request or any associated land use application with the Hearing Examiner prior to the public hearing.
3. The applicant or an authorized representative must be present at the public hearing.

Project Data:

Name and/or permit number of land division associated with this request:

SUB2024-0023 / LLA Application

Requested variances.

Provide a list of the requested variances, which includes the following information for each requested variance:

Variance #1 (Requested variance):

We are requesting a variance from installing public improvements both of the alley to the north and Lyndsay Ave to the south

Code provision/regulation: BMC BMC 23.10.030.A.4

Applicant's response to variance criteria: _____

See attached and "Project Narrative & Variance Request Letter" dated April 25, 2024

Variance #2 (Requested variance):

We are requesting a variance from installing public improvements both of the alley to the north and Lyndsay Ave to the south

Code provision/regulation: BMC BMC 23.08.070.B

Applicant's response to variance criteria: _____

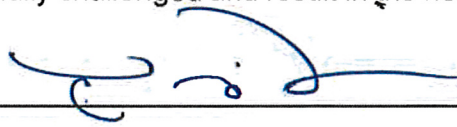
See attached and "Project Narrative & Variance Request Letter" dated April 25, 2024

For the reasons mentioned below, we are requesting relief from improving the Lyndsay Ave Right-of-Way and for the same reasons we are requesting relief from constructing the unimproved alley to the north of the subject site. One of the two Lots (370307465459) has exceptional topographic constraints that include steep slopes and landslide hazard areas that make building on this lot in its current configuration impractical and potentially dangerous. These conditions also apply to the unconstructed Lyndsay Ave Right-of-Way (see attached project narrative and supporting documents). The variance request is primarily due to environmental constraints. The granting of this variance will significantly protect the environment within and adjacent to the project site. These protections will include avoiding geo-hazardous areas as well as maximizing tree retention. The granting of this variance will allow home construction to be more consistent with the neighborhood. Views of the neighboring homes will be protected more by allowing the homes to be placed closer to 36th. Building a home on the east lot in its current configuration would significantly diminish the view of the existing home located at #1982 37th Street and could be dangerous based on the steep geo-hazard terrain.



Address Information Verification

I / We JEREMY DISCH, 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 MAY 10, 2024. 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: 
 Date: MAY 10, 2024
 Signature: _____
 Date: _____

STATE OF WASHINGTON)
) SS
 COUNTY OF WHATCOM)

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10TH DAY OF MAY, 2024.


 Signature of Notary Public:

Leana Smith
 Name Printed

June 23, 2026
 My appointment expires



