



April 25, 2024

Planning and Community Development
Attn: Ryan Nelson, Planner
210 Lottie St.
Bellingham, WA 98225

**RE: Project Narrative and Variance Request
36th & Lyndsay Lot Line Adjustment (PRE2024-0008)
Parcel No. 370307 462459 and 370307 465459**

The following information is provided to support final approval of a 2-Lot Lot Line Adjustment including performance criteria and decision criteria, Variance Request, and rationale for Last Lot Served.

Project Description

This proposal is for a 2-Lot Lot Line Adjustment located in Area 4 of the Samish Neighborhood and zoned Residential Single (12,000 Sq. Ft). The lots have been approved as Legal Lots of Record as determined by LLD2005-00026. In an effort to improve the overall function and utility of the existing lots and their buildable areas within those lots, we propose to adjust as shown on the included application map. Additionally certain site conditions such as site topography and geo-hazardous areas necessitate revising the existing lot configuration so that both lots front improved 36th Street. In order to achieve this new lot configuration a variance request from BMC Code 23.08.070 and BMC 23.08.060.C will be required. In addition to the environmental constraints that necessitate these variances, public works indicated during our pre-app that *"it appears infeasible that Lindsay Ave could be constructed through to Samish Way"*. Review of the adjacent developed properties suggest that "Last Lot Served" would be appropriate and further support these variance requests. See attached City GIS Mapping that show how the surrounding properties are served and would be served by existing public sewer and water mains.

Performance Standards and Decision Criteria

With the approval of the requested variances all design and performance standards are met

BMC 23.10.030

- (1) No new lots are being created
- (2) The adjustment does not increase the level of nonconformity and will make the smaller of the two lots more conforming by increasing the lot size from 6,184 sq. ft to 9,275 sq. ft.
- (3) The adjustment will clearly improve the overall function and utility of the existing lots by avoiding critical areas and high value trees.
- (4) Variance Requested (see attached Variance Request)

BMC 23.08.030

- (B) This LLA will allow for maximum tree retention while maintaining view consideration of the neighboring homes to the east of the subject property
- (C) This LLA will help preserve trees located on site and minimize impacts to steep slopes and geo-hazardous areas.
- (D) This LLA will help minimize necessary clearing and grading and help maximize good engineering practices by moving the building sites and driveways away from areas that may otherwise require retaining walls and excessive cuts and fills
- (E) The adjusted lots will fully abut existing right-of-way and public utilities. No additional dedications are proposed.
- (F) No additional pedestrian features are proposed.
- (G) Existing 36th Street will be utilized for Vehicular and Pedestrian Circulation

Variances Requested (BMC 23.08.070.B and BMC 23.10.030.A.4)

These variances are being requested because of exceptional topographic conditions, and geological problems. The granting of the variances will establish a better lot design resulting in a development pattern found to be consistent with the neighborhood character including, but not limited to, development orientation to the street and setbacks. The granting of these variances will also help in the neighborhood's required consideration of tree retention. Furthermore, the granting of these variances will not be unduly detrimental to the public welfare nor injurious to the property or improvements in the vicinity and subarea in which the subject property is located. The granting of the variance will lesson view impacts to neighboring landowners which is also an important neighborhood consideration.

See attached Geo-Hazard Report prepared by Element Solutions dated March 29, 2024

See attached Tree Inventory and Protection Plan prepared by Arborist A. Stargel dated March 27, 2024

Last Lot Served

Review of the adjacent developed properties suggest that "Last Lot Served" would be appropriate and further support these variance requests. See attached City GIS Mapping that show how the surrounding properties are served and would be served by existing public sewer and water mains.

On be-half of the property owner Skeers Construction, we thank you for your and acceptance of the enclosed materials. We look forward to any questions the City may have regarding our submittal and will gladly discuss any of the submitted items in greater detail.

Sincerely,

Jeremy Disch

Jeremy Disch, PLS
Project Surveyor