

Attachment E

October 10, 2005

Barbara McHugh
2516 Henry Street
Bellingham, WA 98225

RE: LLD2005-00026: Lots 5-6 BLK 8, Fairhaven Addition to Fairhaven (Parcel # 370307 465459 0000)

Dear Ms. McHugh:

This letter is in response to your request for a legal lot determination for Lots 5-6, Block 8, Fairhaven Addition to Fairhaven. The subject property is located in the Samish Neighborhood and zoned Residential Single with a minimum detached lot size requirement of 12,000 square feet. Lots 5 and 6 are each platted at 25' x 125' (3,125 square feet). The area of the subject property is substandard, consisting of approximately 6,250 square feet.

According to Bellingham Municipal Code 20.30.040 B. (1) (a) and (b) a lot of record recorded prior to February 5, 1973, **and** held under separate ownership from abutting lots as of April 27, 1982 is exempt from the minimum lot size requirement.

Based on the title information you submitted, Lots 5 & 6 were held under common ownership and under separate ownership from abutting property owners on April 27, 1982. As both lots were held under common ownership lot consolidation is required, however Lots 5 & 6 in their entirety satisfies the criteria for minimum lot size exemption.

In summary Lots 5 & 6 combined constitute **one** legal building site under the zoning code regulations in effect on the date of this letter. Development of the property will require building permits, road construction, utility extension and/or other relevant review.

Land use regulations are subject to change over time. This informational letter does not establish any vested rights with regard to lot size or use of the property, nor does it grant any variances from the standard development regulations for residential construction. Information contained in this letter is based entirely on the deed information provided. Errors or omissions in the chain of title provided may alter this legal lot analysis.

If you have any questions or if I can be of any service, please contact me at (360) 676-6982.

Sincerely,

Kurt Nabbefeld
Planner