



Planning and Community Development Department
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NOTICE OF DECISION

**SUB2024-0007/DR2024-0001/CAP2024-0010/
 ADU2024-0018, -0019 and -0020**

The City of Bellingham has approved a Consolidated Permit for Cluster Preliminary Plat, Design Review, Critical Areas and 3 ADUs for the proposed project listed below on August 16, 2024.

Project Description: This consolidated permit includes design review, accessory dwelling units and critical areas decisions through the Type I and II application review processes for an 8-lot cluster short subdivision. The required cluster preliminary plat is not part of this permit decision and is under concurrent review through the Type III application process with a final decision issued by the hearing examiner.

Design review, including the requested infill housing modifications, is approved for 7 infill housing units, consisting of 4 townhouses and 3 small lots, with each small lot containing an attached accessory dwelling unit (ADU). The existing residence will be retained and placed on a separate lot.

Vehicular access for all units is provided from a single driveway off Deemer Road. Each lot will be served with public and private infrastructure compliant with code.

The proposed wetland buffer impacts are approved with appropriate mitigation occurring on site.

Applicant: Ali Taysi, AVT Consulting, 1708 F Street, Bellingham WA 98225; 360-527-9445

Project Location: 4056 Deemer Road / Area 20, Meridian Neighborhood; Residential-Single, Planned zoning designation with a 10,000 square-foot density with allowance for a density bonus up to 10 units per acre.

State Environmental Policy Act (SEPA) Threshold Decision: Project is exempt

DECISION DATE: 8/16/2024

DATE OF THIS NOTICE: 8/16/2024

ADMINISTRATIVE APPEAL PROCESS AND DEADLINE: This final decision may be appealed in accordance with BMC 21.10.250.

A copy of the permit, including conditions of approval, may be obtained from the staff contact listed below or accessed from the City's website at <http://www.cob.org/notices>.

Any party aggrieved by the above referenced decision may file an appeal, per BMC 21.10.250, at the City of Bellingham Permit Center no later than **5:00pm** on 8/30/2024. There is a filing fee associated with an appeal and those forms are available at the Permit Center or on line at <https://www.cob.org/Documents/planning/applications-forms/admin-decision-appeal.pdf>. Please

note, an appeal will not be accepted or considered filed unless the required forms are submitted and the fees are paid by the date and time referenced above.

Any property owner who believes they are affected by this decision may request a change in valuation for property tax purposes, notwithstanding any program of revaluation, through the Whatcom County Assessor's office.

Please contact the staff member listed below if you have any questions.

Name: Kathy Bell, Senior Planner E-mail / Phone: kbell@cob.org or 360-778-8347