



Planning and Community Development Department

210 Lottie Street, Bellingham, WA 98225
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**TYPES I and IIIA
NOTICE OF APPLICATION**

SUB2024-0006/USE2024-0012/ADU2024-0053 thru 0061

Notice is hereby given that the Planning and Community Development Department (PCDD) has received the following applications for the project further described below:

- Type I - Accessory Dwelling Units
- Type III-A – Conditional Use Permit for an agricultural nursery
- Type III-A - Preliminary Plat pursuant to the Incentive Program for Innovative Homeownership Program

Project Description: Request for approval of a phased preliminary plat to subdivide approximately 2.79 acres into 9 residential lots and one reserve tract through the Incentive Program for Innovative Affordable Homeownership Program pursuant to Chapter 20.29 BMC. The proposal includes the code-authorized 50% density bonus and requests for regulatory modifications from minimum lot size, lot design standards, and setbacks. Demolition of the existing buildings is proposed.

The 4-unit townhouse buildings will include two primary dwelling units with each unit having an attached accessory dwelling unit. Each lot is proposed to contain a primary dwelling unit and attached accessory dwelling unit. All units are proposed to be permanently affordable.

The City Sprouts Farm is proposed to remain but requires approval of a Conditional Use Permit for an agricultural nursery. The City Sprouts Farm is proposed to be located on a separate tract.

Vehicular access to the residential lots and City Sprouts Farm is proposed from a private driveway off Birchwood Avenue. The construction of public street and utility improvements are required and proposed to comply with City code.

Application Review:

The Type I applications are reviewed and issued as administrative decisions by Director of Planning and Community Development.

The Type III-A applications are reviewed and decided by the Hearing Examiner, after a public hearing. The public hearing has not been scheduled at this time. A separate notice informing you of the date, time and location of this hearing will be sent at least 10 days prior to the hearing.

Project Location: 2912 Birchwood Avenue; Area 1, Birchwood Neighborhood. Residential Single Detached land use designation with a 20,000 square foot density. PIN 380223 562531 0000.

Applicant: Ali Taysi, AVT Consulting, 1708 F Street, Bellingham, WA 98225; (360) 527-9445.
Owner: Kulshan Community Land Trust, 1715 C Street #201, Bellingham, WA 98225.

Comments Due By: 6/12/2024

A site plan and associated documents are available for viewing at <http://www.cob.org/notices> or, in the Permit Center at City Hall. Anyone wishing to comment on this proposal, is invited to submit written comments by 5:00 p.m. on June 12, 2024.

The final decision on this proposal may be appealed in accordance with Bellingham Municipal Code 21.10.250.

Date Application Received:	2/7/2024
Date of Complete Application:	3/6/2024
Date of Notice of Application:	3/28/2018
Other Known Required Permits:	Public Facilities Contract Agreement, Stormwater Permit, Building Permits, Critical Areas (coal mine hazard).

Permits Applied for Include: See above.

Send written comments and requests for information to:

Name: **Kathy Bell, Planner, kbell@cob.org or 360-778-8347**
Planning and Community Development Department - City Hall
210 Lottie Street - Bellingham, WA 98225

**2912 Birchwood Avenue
SUB2024-0006**

If you want to receive notification of the decision, please complete and return this section to the Planning and Community Development Department, City Hall, 210 Lottie Street, Bellingham, WA 98225.

Attn: Kathy Bell, Planner **Yes, I would like to know the action taken.**

Name _____

Address _____
(include City, Zip)

