



Planning and Community

Development Department

City of Bellingham

NOTICE OF HYBRID PUBLIC HEARING

The City of Bellingham Hearing Examiner will hold an **in-person and virtual Zoom** public hearing at **6:00 p.m.** on **Wednesday, November 13, 2024**, in City Council Chambers, City Hall, 210 Lottie Street, to take testimony on the following proposal:

1. **SUB2024-0016**: Request to develop 34 Infill Toolkit townhouses and retention of the existing single-family residence subdivided on fee simple lots through a Cluster Preliminary Plat. All townhouses will be three-stories in a combination of four-unit, five-unit and six-unit buildings. Access will be provided from a new private driveway/lane off Northwest Avenue. On-site parking will be provided for the townhouses within two car garages, driveways and guest parking provided off the newly constructed driveway. Private pedestrian pathways will be provided throughout the site including a connection to Talus Way. No direct or indirect wetland impacts are proposed however limited wetland buffer reductions are proposed and will be mitigated through buffer enhancement and restoration. Frontage improvements will be provided along Northwest Avenue abutting the property with a new curb, gutter and sidewalk. The proposal is located at 4241 Northwest Avenue, and legally described as AM Canfield's 3rd Add To Whatcom Lots 5 Thru 8-15 Blk 1-Exc Ptn To City Of Bellingham For Street Desc Af 2017-0800073. Residential Single zoning, Detached, Cluster Attached and Detached, Mixed with Cluster use qualifier with Infill Toolkits as an allowed use. Ali Taysi, AVT Consulting, applicant; Chay and Christian Tan & Ethan and Kelli Potts, owners. Cordata Neighborhood, Area 20.

HOW TO PARTICIPATE

All interested persons are invited to comment on the above applications. Written comments by mail and email are accepted and strongly encouraged.

Send comments and requests for information to: Planning & Community Dev. Dept.
City Hall, 210 Lottie Street
Bellingham, WA 98225
Attn: Ryan Nelson, Planner II
E-mail: rnelson@cob.org

Written comments received prior to 5:00 p.m., Monday, November 4, 2024, will be included in the online published packet. Comments received after that will be distributed to the Hearing Examiner for consideration but may not be included in the online published packet. All written comments should be submitted before the close of the comment period but will be accepted if

Planning
210 Lottie Street
Bellingham, WA 98225
Phone: (360) 778-8300
Fax: (360) 778-8302
TTY: (360) 778-8382
Email: planning@cob.org
www.cob.org/planning

Community Development
210 Lottie Street
Bellingham, WA 98225
Phone: (360) 778-8300
Fax: (360) 778-8302
TTY: (360) 778-8382
Email: cd@cob.org
www.cob.org/planning

Building and Development Services
210 Lottie Street
Bellingham, WA 98225
Phone: (360) 778-8300
Fax: (360) 778-8301
TTY: (360) 778-8382
Email: permits@cob.org
www.cob.org/permits

received by 5:00 p.m. on the hearing date. You may also request a copy of the Hearing Examiner's decision and your appeal rights.

Attend in-person at City Hall, or virtually at the live Zoom webinar:

Anyone wishing to testify live during the Zoom webinar can do so by registering at the following link: <https://www.cob.org/he111324>

This link can be used before the meeting to pre-register or during the meeting to register and immediately join the meeting. Pre-registration is strongly encouraged. Once you are registered, you will receive an email with a link to the meeting.

Those who would like to listen in by phone can do so using any of the following phone numbers:

- (253) 215-8782
 - (346) 248-7799
 - (669) 900-6833
 - (301) 715-8592
 - (312) 626-6799
 - (929) 205-6099
- Meeting ID: 876-8606-2316
Password: 9

The record will be held open for two business days to accept post-hearing written public comment from anyone who had technology issues that prevented them from testifying at the hearing.

The application materials and staff reports will be available on-line at www.cob.org/hematerials approximately one week before the virtual public hearing.

A Citizen's Guide to Remote Hearing's is available on-line at: www.cob.org/zoomguide
The City of Bellingham will provide a variety of accommodations and services for access and communications. Individuals with disabilities who wish to participate in City programs, services or activities and need an accommodation can submit a request for accommodation to the City by completing the online Request for Accommodation form (available at www.cob.org/ADA). As always, elevator access to the 2nd floor is available at City Hall's west entrance.

Note: This hearing will be video and audio recorded. The City of Bellingham issued this notice on October 29, 2024.

SUB2024-0016: 4241 Northwest Avenue, Northwest Drive Infill Townhouse Dev.

If you want to receive notification of the Hearing Examiner's decision, **please complete and return this section** to the department listed above.

Yes, I would like to know the action taken.

Name: _____

Address: _____

Email: _____
