



Planning and Community Development Department

210 Lottie Street, Bellingham, WA 98225

Phone: (360) 778-8300 Fax: (360) 778-8301 TTY: 711 (WA Relay)

Email: planning@cob.org Web: www.cob.org

TYPE IIIA NOTICE OF COMPLETE APPLICATION

Date of Notice: 11/19/2024
Applicant: Edwin Goodsir, Goodsir Properties, LLC
Application Type: Variance
Project Location: 2302 Alabama St, Bellingham WA 98229 Roosevelt, Residential Multi

The application listed above has been determined to be sufficiently complete to begin review. This determination does not preclude the City from requesting additional information or studies at a future date if new information is required.

The following additional government approvals or permits may be required for the project:

- Critical Area Permit
- Building Permit
- Street Tree Permit
- Land Use Variance

It is your responsibility to identify and obtain all necessary permits and approvals. The information listed above is offered as assistance but does not necessarily represent all of the approvals required.

The enclosed posting notice must be posted on the site within 5 days of the date of this notice. Please return the enclosed Certificate of Posting to the staff contact listed below within 3 days of posting. Notices must be posted on signs that meet City specifications, such signs are available for purchase (\$5.50 each) at the Planning and Community Development Department. **FAILURE TO POST will cause a delay in the processing of your application.**

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

Name: Amy Dearborn, Planner II E-mail / Phone: acdearborn@cob.org, (360)778-8356

Enclosures: Public Notice and Instructions



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TYPE IIIA

NOTICE OF APPLICATION & PUBLIC HEARING

VAR2024-0008 and CAP2024-0024

Notice is hereby given that the Planning and Community Development Department (PCDD) has received an application for a **Critical Area Variance**. The City of Bellingham Hearing Examiner will hold a public hearing at 6:00 pm in the City Hall Council Chambers on **12/11/2024** to take testimony on:

Project Description: A variance to the Bellingham Municipal Code (BMC) 16.55 Critical Area Ordinance (CAO) is requested to allow for the reduction of the stream buffer for Fever Creek to facilitate development of an undeveloped parcel. Fever Creek flows southward near the eastern and southern property boundaries and requires a 75-foot buffer per BMC 16.55.500. Direct application of BMC 16.55.500 would deprive the property owners of reasonable use of the subject parcel. The new buffer would be 25 to 55 feet. A housing analysis was conducted for structures within 300 ft of the parcel to determine average building footprint. The development proposes a footprint of 1416 SF which is the average size in neighborhood. Front and side yard setbacks will be retained to allow safe access and egress from Alabama St. The 15- foot critical area setback is proposed to be reduced to 5 feet.

Project Location: 2302 Alabama St, Bellingham WA 98229 Roosevelt, Residential Multi

Applicant: Edwin Goodsir, Goodsir Properties, LLC 1410 Iowa Street #102, 360-734-6530

Comments Due By: 12/3/2024

A staff report will be available in the Planning and Community Development Department approximately one week prior to the hearing on-line at www.cob.org/hematerials.

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 December 3, 2024.

Date Application Received:	9/9/2024
Date of Complete Application:	10/17/2024
Date of Notice of Application:	11/19/2024
Other Known Required Permits:	Building Permit, Street Tree Permit
Permits Applied for Include:	CAP2024-0024

HOW TO PARTICIPATE

Anyone wishing to comment on this proposal may do so by writing and/or by testifying at the hearing. Written comments received prior to 5:00 p.m., Tuesday, December 3, 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 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 by submitting you name and address to the staff contact below. All interested persons are invited to comment on the above applications. Written comments by mail and email are accepted and strongly encouraged.

Send written comments and requests for information to: Name: Amy Dearborn, Planner II
E-mail / Phone: acdearborn@cob.org, (360)778-8356

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/he121124>

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 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 November 22, 2024.

2302 Alabama St, Bellingham WA 98229

VAR2024-0008 and CAP2024-0024

The Hearing Examiner will issue a decision within 10 days of the close of the record. If you want to receive notification of the action, please complete and return this section to the Planning and Community Development Department, City Hall, 210 Lottie Street, Bellingham, WA 98225.

Attn: Amy Dearborn

Yes, I would like to know the action taken.

Name _____

Address _____

(including City, Zip)

Email: _____

POSTING NOTICE

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Date of Complete Application:	10/17/2024
Date of Notice of Application:	11/19/2024
Other Known Required Permits:	Building Permit, Street Tree Permit
Permits Applied for Include:	CAP2024-0024

Send written comments and requests for information to:

Name: Amy Dearborn, Planner II E-mail / Phone: acdearborn@cob.org, (360)778-8356
Planning and Community Development Department - City Hall
210 Lottie Street - Bellingham, WA 98225 Fax: 360-778-8301

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Email: planning@cob.org Web: www.cob.org

Mail Delivery Confirmation

Type of Notice	NOA and Public Hearing
Project/Permit Number	VAR2024-0008 CAP2024-0024
Date Delivered to City Hall Mail Pick Up Location by 3PM Addresses attached	11/19/2024
By	<i>Fiona Starr</i>

2401 SUPERIOR ST LLC
3547 LAKEWAY DR
BELLINGHAM WA 98229-2480

2415-2421 ALABAMA ST LLC
25020 NORTHSIDE DR
SUMMERLAND KEY FL 33042-4604

2534 YEW ST LLC
1200 QUEEN ST
BELLINGHAM WA 98229-2134

ABEL HOMES LLC
3628 VINING ST
BELLINGHAM WA 98226-5626

ALEKSEY & NADIA CHAYKA
6077 BEULAH DR
FERNDAL WA 98248-9315

AMANDA & ERIC LENABURG
3940 LINDSAY AVE
BELLINGHAM WA 98229-3395

**AMANDA MCKAY & MATTHEW
MOTYLEWSKI**
2528 XENIA ST
BELLINGHAM WA 98226-3841

ANITA L RODRIGUEZ
2325 YEW ST #B
PO BOX 32181
BELLINGHAM WA 98228-4181

ANTHONY MASSARELLI
2330 WOBURN ST
BELLINGHAM WA 98229-3828

BELLXENIA14 LLC
101 S WASHINGTON ST STE C
KENNEWICK WA 99336-5116

**BOYS & GIRLS CLUBS OF WHATCOM
COUNTY**
1715 KENTUCKY ST
BELLINGHAM WA 98229-4714

CAROL TIMMS-AKERLEY
2527 XENIA ST
BELLINGHAM WA 98226-3840

CGALS 4 LLC
2019 ELDRIDGE AVE
BELLINGHAM WA 98225-2104

CHAD J & MARGERY A WILLIAMS
904 RACINE ST
BELLINGHAM WA 98229-2130

CHRIS & KIMBERLY K WALBECK
6075 GUIDE MERIDIAN
BELLINGHAM WA 98226-9751

CHRISTINE O ZIMMERMAN
2808 WALNUT ST
BELLINGHAM WA 98225-2312

CITY OF BELLINGHAM
FINANCE DEPT
210 LOTTIE ST
BELLINGHAM WA 98225-4009

COLE B BERGSTROM
2418 WOBURN ST
BELLINGHAM WA 98229-3826

**COLTON E REDTFELDT & KYLE E
KALTENBACH**
2315 ALABAMA ST
BELLINGHAM WA 98226-3930

**COLTON ERICKSON & CARISSA
MALDONADO**
2410 WOBURN ST
BELLINGHAM WA 98229-3826

COTY & SHANNON REIGH
1112 SANDPIPER LN
NAPERVILLE IL 60540-8010

DALE A BUSS
2515 WOBURN ST
BELLINGHAM WA 98226-3823

DANA MACDONALD
15625 E SHORE DR
LYNNWOOD WA 98087-6623

DEBRA OLBERG
2529 YEW ST
BELLINGHAM WA 98226-3936

DEREK TEMPLE & ALYSSA J RUSSELL
2339 YEW ST
BELLINGHAM WA 98229-3941

DONALD H VOEGELE TRUST/TR
1014 12TH ST
BELLINGHAM WA 98225-6616

DUBRIL ENTERPRISES LLC
3628 VINING ST
BELLINGHAM WA 98226-5626

ERIC A LIPSON
2522 XENIA ST
BELLINGHAM WA 98226-3841

EYDIE & NELS P CARLSON
PMB 7593
PO BOX 257
OLYMPIA WA 98507-0257

GBS NWHOMES LLC
C/O GINNY CLARK
5754 W 26TH CRST
FERNDAL WA 98248-8783

GEORGE HAUSAUER & KELSEY HARISLADES
2519 XENIA ST
BELLINGHAM WA 98226-3840

GOODSIR PROPERTIES LLC
1410 IOWA ST #102
BELLINGHAM WA 98229-4710

HANS PARSHALL & LAURA PROVOLT
2201 ALABAMA ST
BELLINGHAM WA 98226-3806

HOLLE A ZENDER
2456 DOUGLAS RD
FERNDALE WA 98248-9069

JACOB A & GENEVA N JARVIS
1630 WESTVIEW CIR
LYNDEN WA 98264-8578

JAMBOR PROPERTY LLC
33 HOLTZ RD
SOUTH BEND WA 98586-9042

JEAN A JOHNSON
2536 XENIA ST
BELLINGHAM WA 98226-3841

JESSICA R BARTELDS
2518 XENIA ST
BELLINGHAM WA 98226-3841

JOHN TSIMOURIS
2523 WOBURN ST
BELLINGHAM WA 98226-3823

JONATHAN D & ERICA L HANSEN
2533 YEW ST
BELLINGHAM WA 98226-3936

JOSHUA & NICOLE BURDICK
3100 BIRCHWOOD AVE
BELLINGHAM WA 98225-1456

JOSHUA E LANNAN & CARA E WIETSTOCK
2208 ALABAMA ST
BELLINGHAM WA 98229-3853

K ROGER WOODS
4338 KING AVE
BELLINGHAM WA 98226-8727

KAREN R ROSVOLD
P O BOX 61
PETERSBURG AK 99833-0061

KENNETH GREGORY
2115 ALABAMA ST
BELLINGHAM WA 98226-3707

KENT S LEE REV TRUST
KENT S & JANICE K LEE TR
55 N BLACKWATER LN
KEY LARGO FL 33037-2904

KEVIN J & JOAN M SCHULTZ
33107 E LAKE HOLM DR SE
AUBURN WA 98092-5950

KIM SPEES TRUST
KIMBERLY L SPEES TR
1038 W BEACHVIEW PL
BELLINGHAM WA 98226-9439

KIMBERLY & ROBERT BARKER
615 WILLOW RD
BELLINGHAM WA 98225-7918

LAVERNE B & MICHAEL A SELF
1261 EDGEWATER LN
LYNDEN WA 98264-9321

LINDA E SMEINS
2532 XENIA ST
BELLINGHAM WA 98226-3841

MARCUS S FOX
5606 KNIGHT RD
BELLINGHAM WA 98226-7521

MARY R PERSHING
2533 XENIA ST
BELLINGHAM WA 98226-3840

MATTHEW & RACHEL PARMER
2427 XENIA ST
BELLINGHAM WA 98229-3842

MBG RENTAL 2 LLC
75 WESTVIEW DR
MILFORD IA 51351-1370

MELISSA CHALFANT
2519 YEW ST
BELLINGHAM WA 98226-3936

MICHAEL & ROBIN STACY
1375 N PARKSTONE CT
BELLINGHAM WA 98229-2582

MICHAEL C & ROSA C HOAGLAND
2119 EVENING STAR LN
BELLINGHAM WA 98229-4164

MICHAEL S V WALKER & MAIA HANSON
2535 XENIA ST
BELLINGHAM WA 98226-3840

MICHAEL W D & ROBIN STACY
1375 N PARKSTONE CT
BELLINGHAM WA 98229-2582

MITCHELL MCLEAN
4 VALLEY VIEW CIR
BELLINGHAM WA 98229-2745

**NANCY L EISLER-MANCINI SEPARATE
PROP TRUST**
NANCY L EISLER-MANCINI &
HENRY MANCINI/TR
262 PHELAN RANCH WAY
ARROYO GRANDE CA 93420-5525

NORTHWEST SUPERIOR HOMES LLC
2384 HETTERVIG PL
FERNDALE WA 98248-9207

OLIVIA L FOX
1008 NORTSHORE DR
BELLINGHAM WA 98226-9421

PAULA G FRIEDMAN
1323 EUCLID AVE
BELLINGHAM WA 98229-5104

RAY G & ANNE E MEADOR
6 SPINNAKER LN
BELLINGHAM WA 98229-7942

REBECCA ROETER & JEFF SCHWAB
618 KLINE RD
BELLINGHAM WA 98226-7701

REVAAN LLC
2108 W CLEARVIEW DR
ELLENSBURG WA 98926-2331

RONALD D & PAMELA K JEFFRIES
2931 KELLY RD
BELLINGHAM WA 98226-9531

ROY A & LESLIE P SHANKMAN
2811 SYLVAN ST
BELLINGHAM WA 98226-4316

SCHEID LLC
1015 RAILROAD AVE UNIT 402
BELLINGHAM WA 98225-5096

SCOTT & DEANNA KENNEDY
1751 BAYON RD
BELLINGHAM WA 98225-8511

SERGEY I & SVETLANA SAVCHUK
PO BOX 30678
BELLINGHAM WA 98228-2678

SKYLARK GUEST HOUSE LLC
1050 LARRABEE AVE STE 104-710
BELLINGHAM WA 98225-7368

SURA & SENAN NAJAR
4304 CORDERO DR
BELLINGHAM WA 98229-5135

THADDEUS M & CRAIG JOHNSON
1477 SUNNYBROOK LN
BELLINGHAM WA 98226-8693

THE ROYCE GROUP INC
1320 LAKEWAY DR #100
BELLINGHAM WA 98229-2003

VENNLIG LLC
101 S WASHINGTON ST STE C
KENNEWICK WA 99336-5116

WIGHT LIVING TRUST
DOUGLAS M & LYNN M WIGHT/TR
780 AUTUMN LN
BELLINGHAM WA 98229-9343

WILLIAM K & MERNA J RUSSELL
258 B ST UNIT A
BLAINE WA 98230-4211

YEW STREET CENTER LLC
5606 KNIGHT RD
BELLINGHAM WA 98226-7521



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Certificate of Posting

Date: 11/19/2024

To Whom it May Concern,

Enclosed is/are **1** Notice(s) of **Application & Hearing** for the **2302 Alabama St** project application. **A scaled site plan showing the posting location must be submitted along with this "Certificate of Posting" and should include** the location of notices, address of the project, lot lines, existing structures and streets.

It is the responsibility of the applicant to post the notices in a conspicuous location. The notices must be posted on the project site by **11/26/2024**, and they must be:

1. On posting signs that conform to Planning & Community Development Department specifications.
 - o Signs are available for purchase at the Planning & Community Development Department for \$5.50 or you may order them from a commercial firm using City design specifications.
 - o Large signs for subdivisions, rezones, and larger projects are 3' x 4' and must be backed with plywood. Small signs for variance, home occupations, and other smaller projects are 1.5' x 2'.
2. Near each road frontage, and clearly visible to road or pedestrian traffic
3. Situated so that they are easily accessible and readable

THE CERTIFICATE MUST BE RETURNED TO THIS OFFICE BY 12/2/2024. Failure to return the certificate by this deadline may result in postponement of hearings or other delays in processing the application.

Although it is beyond the control of the applicant to guarantee maintenance of the posted notice, it shall be the applicant's responsibility to replace notices found to be damaged or missing. Notices shall not be removed until a final decision on the application is made by the City.

Staff Contact: Amy Dearborn 360-778-8356 or acdearborn@cob.org

Project #: VAR2024-0008 CAP2024-0024 (AD)

I, Edwin T. Goodson, applicant for the above project, certify that I:

- Posted (number) _____ "Notice of _____" for the above referenced permit application for the development proposed at (address) 2302 ALABAMA ST W. Bellingham WA 98229
- Submitted a site plan indicating the location of the posting sign.

The notices were posted, on the 20th day of November, 2024. I certify under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct.

[Handwritten Signature]

(Signature of person posting notices)

11-21-2024

(Date)

STATE OF WASHINGTON)
) ss.
 WHATCOM COUNTY)

Signed and attested before me this 21st day of November, 2024.

[Handwritten Signature]

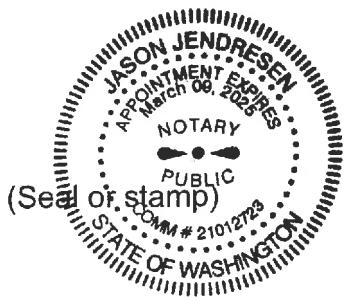
(Signature of notary)

Jason Jendresen

(Name Printed)

March 9, 2025

My appointment expires:





Mac and Mac Electric
360.734.6530
We are with you every step of the way.

100% ELECTRIC

PUBLIC NOTICE
[Small text below]