



Public Works Permitting

210 Lottie Street, Bellingham, WA 98225

Phone: (360) 778-8329 - Email: pwpermits@cob.org

Web: www.cob.org/permits

Public Works Variance Request Application

Public Works Director Waiver

Date received _____

Hearing Examiner Variance
Check one

Case # _____

Project Address: 1109 - 18TH STREET

Tax Assessor Parcel Number(s): 370201 - 375159 - 0000

Project Description:

GRAVEL DRIVEWAY TO CONNECT FROM
1109-18TH TO CONCRETE DRIVEWAY TO
KNOX AVENUE.

Applicant/Agent Primary contact for Application

Name _____

Phone _____

Address _____

Fax _____

City/State/Zip _____

Email _____

Owner(s): Primary contact for Application

Name SCOTT WICKLUND

Phone 360-961-2186

Address 1115 18TH STREET

Fax _____

City/State/Zip BELLINGHAM, WA

Email splashoil@gmail.com

Property Owner:

I am the owner of the property described above or am authorized by the owner to sign and submit this application. I grant permission for the City staff and agents to enter onto the subject property at any reasonable time to consider the merits of the application. I certify under penalty of perjury of the laws of the State of Washington that the information on this application and all information submitted herewith is true, complete and correct.

I also acknowledge that by signing this application I am the responsible party to receive all correspondence from the City regarding this project including, but not limited to, expiration notifications. If I, at any point during the review or inspection process, am no longer the Applicant for this project, it is my responsibility to update this information with the City in writing in a timely manner.

Signature by Owner/Applicant/Agent Scott Wicklund, Date 9-18-2024



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Hearing Examiner

Case # _____

Application Requirements:

- A completed Public Works Variance Request Application.
- Materials relevant to the variance request, i.e. maps, correspondence, etc.
- Application fee payment.
- Mailing list and labels of anyone who might be impacted by this decision, i.e. adjacent property owners, neighbors, etc.

Project Data

Nature of request:

INSTALL 1,488 # OF PERVIOUS GRAVEL SURFACE
APPROX 66' LF DRIVEWAY AND ASSOCIATED TURN
AROUND AND PARKING

Bellingham Municipal Code Section(s) involved:

REQUIREMENT FOR MIN. STANDARD
STREET

The burden of proof for the variance shall be the sole responsibility of the applicant.

State the facts relating to the subject property in a clear and precise manner.

1. Explain what exceptional or extraordinary circumstances or conditions exist in connection with the subject property (including size, shape, topography, location, or surroundings) which would cause undue hardship or involve practical difficulties if the Bellingham Municipal Code is strictly enforced. The plight of the applicant must be unique and not be the result of the applicant's own action.

LAND LOCKED PROPERTY & VERY STEEP HILLSIDE
CRITICAL AREA - DESIGN INVOLVES MINIMUM
DISRUPTION AND PRESERVES NATURAL BEAUTY.
FIREHOSE PULL LIT DOWN BY OVER 100'.
CRUSHED STONE BLENDS IN WELL WITH
HISTORIC TRAIL TO KNOX. NO CHANGES
TO ADJACENT ENCROACHMENTS OF ROW.

2. Explain why the granting of said variance will not be materially detrimental to the public welfare or injurious to the property or improvements of the vicinity or land use designation in which the subject property is located. Use additional sheets if necessary.

NO TREES CUT. BEST POSSIBLE GRADE
LESS THAN 25%⁰, STONE FOR TRACTION
ALL WEATHER SURFACE. PROVIDES
NEEDED PARKING AND TURNAROUND ON
AVAILABLE FLAT GROUND. NO IMPACT
ON TRAFFIC OR DISRUPTION OF ADJACENT
PROPERTY.

Applicant Justification

This procedure may be used for the following variance requests, and others in Title 13 and Title 15 as described in Ordinance 2002-10-69. This may also be used for appeals to departmental or Utility Hearing Board decisions as outlined in the BMC.

13.04.110 – VARIANCES (Street Standards)

A variance from any of the standards specified by this chapter may be granted by the Hearing Examiner. Such variance may be granted when practical difficulties arise in the design and construction of streets due to topography, geological limitations, and other problems inherent or peculiar to the area upon the recommendation from the City staff and when in the best interest of the public welfare.

13.08.050 – VARIANCES (Street Construction)

A variance from any of the requirements specified by this chapter may be granted by the Hearing Examiner upon the recommendation of the staff and when in the best interest of the public welfare. Such variance may be granted when practical difficulties arise in the design and construction of streets due to topographic geological limitations or other problems inherent or peculiar to the area, or where the Council finds that imposition of the required street width would be detrimental to the interest of the neighborhood.

Plans Required

Submit three (3) sets of scaled plans and one 8 1/2 x 11 reduction illustrating the following:

1. A standard scaled site plan showing:
 - a. Subject site property lines.
 - b. All existing and proposed buildings.
 - c. Adjoining streets.
 - d. Show any physical features of consequences (creeks, wetlands, topography or grade changes, significant trees or vegetation, etc.)
3. Any plans, drawings, or photos that help illustrate the variance.

NOTE:

1. Staff will schedule applications on the Hearing Examiner's agenda, allowing sufficient time for staff review and legal notifications. This time will vary, but the minimum amount of time required is four (4) weeks prior to the hearing/meeting date.

More information regarding the Hearing Examiner process can be found in the Citizen's Guide to Hearing Examiner Services.

2. Under no circumstances should the applicant discuss the application with the Hearing Examiner prior to the public hearing.
3. The applicant or an authorized representative must be present at the public hearing.