

Bowker, Kristina J.

From: bruce@ayersconsulting.com
Sent: Friday, January 17, 2025 4:32 PM
To: HE - Shared Department
Cc: Scott Wicklund; Baldwin, Brent L.
Subject: Variance VAR2024-009 Hearing Record
Attachments: Connecting point uphill to Knox011325.pdf; Continueing uphill to Knox Ave 011325.pdf; Existing gravel connection from 1109 to existing driveway 011325.pdf; Standing on connecting point looking downhill to 1109 18th 011325.pdf; 1109 -2021-0404152.pdf; 2021-0404153-Survey.pdf; CAP2024 permit decision.pdf; Exhibit A Critical Area.pdf; Exhibit B - Driveway Plans.PDF; Fire Hydrant PBW#2021-0290-APPROVED PLANS.pdf; Hydrant Permit#PBW2101-0290-043021.pdf; PBW2021-0697_Subgrade_Certification_2022.09.30S.pdf; Wicklund Permit#PBW2021-0290 04302021.pdf; Location installed Fire Hydrant PBW #2021-0090.png; Applicants Narrative 011725.pdf; CAP2024 permit decision.pdf; Appellants' Summary Judgment Motion (with Exhibits).pdf

Importance: High

CAUTION: This message originated from outside of this organization. Please exercise caution with links and attachments.

January 17, 2025

Re: Applicants Narrative for the record at Wednesdays Hearing

Hello All,

Please see the Applicants Narrative below and .pdf attachment for next Wednesday hearing.

Thank you

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APPLICANT’S NARRATIVE
 January 16, 2025

TO: HEARING EXAMINER

SUBJECT: 1109 18th Street Variance #VAR2024-0009, seeking a variance from minimum street standards.

FROM: Ayers Consulting LLC, Bruce Ayers, Manager representing applicant Scott Wicklund, Owner.

Application

Applicant Scott Wiklund is seeking a variance from minimum street standards to access Knox Avenue uphill along a steep slope from his existing single-family residence located at 1109 18th Street, Bellingham WA. 98225 along unimproved 18th Street plated right of way. A more detailed and accurate “Memorandum” has been submitted by Brent Baldwin, Development Manager, Bellingham Public works, dated January 9, 2025, states “Public Works submits this memorandum in support of applicant Scott Wicklund’s request for a street variance for his property at 1109 18th Street, Bellingham.”

In addition, the same January 9, 2025, Public Works “Memorandum” details the “Background”, “Variance Request”, “Staff Analysis” and “Recommendation” for the subject Variance. In their conclusion Bellingham Public Works recommended “Approve a variance authorizing applicant to establish access to the subject property by extending the existing driveway within unimproved 18th Street in lieu of constructing a minimum standard street.”

The applicant/owner Scott Wiklund concurs with the subject Public Works “Memorandum” and seeks to obtain the same Variance approval from minimum street standards previously approved and permitted by Public Works and granted by the Hearing Examiner for 1112 18th Street in 2022. That is directly across (Westerly) unimproved 18th Street from the applicants house at 1109 18th Street.

Additional Background

In 2021 the applicant permitted and installed a fire hydrant at 18th Street and Knox Ave. to improve fire protection in the area.

- Fire Hydrant Permit #2021-0290, April 30, 2021, for installed Hydrant on Knox Ave. (see attached)
- Location of Fire Hydrant as per Approved Plans.pdf (see attached)

Pictures

Attached are four photos taken by the applicant showing the route within the 18th Street right-of-way that the subject 1109 18th Street residence would follow to access Knox Ave. (See Attached)

- Connecting point uphill to Knox 011325.pdf
- Continuing uphill to Knox Ave 011325.pdf
- Existing gravel connection from 1109 to existing driveway 011325.pdf
- Standing on connecting point looking downhill to 1109 18th Street 011325.pdf

Additional Documentation, Approvals and Reports.

- Applicant Scott Wiklund received “Approved” Critical Areas Ordinance Permit dated, 11/13/24, CAP2024-0046, for 1109 18th Street. (attached)

- Critical Area Geological Hazard Review, 1109 18th Street, Bellingham WA, dated September 9, 2024. (attached)
- Land Use Application, Scott Wicklund, dated September 10, 2024. (attached)
- Permit #PBW2021-0697 “Right of Way Improvements Driveway” dated September 9, 2021 (attached)
- Driveway Improvement “Certification” per the approved plans for PBW2021-067
- Hearing Examiner “Ruling on Appellants Request for Reconsideration HE-21-PL-016. (Attachment C Hearing Examiner Attachment List)
- Driveway & Drainage Plan, used for construction of existing driveway in 2022 (attached)
- Approved “Lot Line Adjustment”, AF# 2021-0404152 (attached)
- Record of Survey for Wicklund Lot Line Adjustment” AF# 2021-0404153

Summary

This access from adjoining lots next to 18th Street was extensively reviewed, approved and appealed in 2021 and 2022 by the Hearing Examiner HE-21-PL-016. All reports, documents and approvals are incorporated herein for this Variance application HE-24-PW-039. Including but not limited to the variance approval for 1112 18th Street.

Mr Wicklund understands and affirms that this subject Variance HE-24-PW-039 application and approval is solely for the use of 1109 18th, Bellingham, WA, 98225. He understands that if any other adjoining lots or parcels desire to access using his driveway connecting subject 1109 18th Street residence, they will be required to apply for a variance from minimum street standards, as he and 1112 18th Street have done. Mr. Wicklund is only asking for the same variance approval granted at 1112 18th Street, Bellingham WA 98225.

Respectfully submitted
Ayers Consulting Llc

Bruce Ayers, Manager
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