



OFFICE OF THE HEARING EXAMINER
Sharon Rice, Hearing Examiner
City Hall, 210 Lottie Street
Bellingham, WA 98225
Telephone (360) 778-8399
Fax (360) 778-8302
Email hearing@cob.org

HEARING EXAMINER AGENDA
Hybrid – In-person and Zoom Webinar
6:00 p.m., Wednesday, August 23, 2023

The City of Bellingham Hearing Examiner will hold an in-person and virtual Zoom public hearing to take testimony on the following proposals:

1. **VAR2023-0009 / CAP2023-0021**: A Variance and Critical Area Permit for future construction of a new three-story single-family residence. The proposed house footprint is 1,522 square feet and the applicant has requested a variance reducing the required 20' front yard setback to 10' from the property line. The applicant has proposed a wetland buffer reduction in accordance with BMC 16.55.340.C.2. The proposed residence results in a total of 1,720 square feet of wetland buffer impact which the applicant has proposed to mitigate with 2,800 square feet of buffer enhancement on-site. The enhancement area will be permanently protected with fencing, signage, and a conservation easement.

The property is located at 4205 Padden Hills Court, and legally described as Padden Lake Hills Lot 15. Residential Single, Detached, Cluster 20,000 sq. ft. minimum detached lot size, 1 lot/20,000 sq. ft. overall cluster zoning designation. Jane Dieveney-Hinkle, owner/applicant. Samish Neighborhood, Area 5.

HOW TO PARTICIPATE

In writing:

All interested persons are invited to comment on the above applications. Written comments by mail and email are accepted and strongly encouraged. Send written to the Planning & Community Development, 210 Lottie Street, Bellingham, WA 98225 or email, planning@cob.org. Written comments received prior to 5:00 p.m., Monday, August 14, 2023, 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. You may also request a copy of the Hearing Examiner's decision and your appeal rights.

Attend in-person at 6:00 p.m., City Council Chambers, 2nd Floor, City Hall, 210 Lottie Street, Bellingham, Washington.

At the live webinar by computer:

Anyone wishing to testify live during the public hearing can do so by registering at the following link: <https://www.cob.org/he082323>

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.

At the live webinar by phone (audio only):

Those who would like to participate 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: 865-7141-0861

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 <https://www.cob.org/gov/dept/hearing/pages/hearing-examiner-materials.aspx> 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.