



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, June 26, 2024

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

1. SUB2024-0008: Request for a One-and-One-Half Rule Short Plat to create one additional lot for future construction of a single-family residence. The applicant has proposed to utilize the rounding provisions under BMC 23.08.040.D.2 to create an additional lot under the One-and-One-Half Rule which requires Hearing Examiner approval. Access for the existing residence will be from constructed parking off the existing alley. Access for the proposed future residence will be from the existing driveway off Lindbergh Avenue.

The subject property is located at 2933 Lindbergh Avenue and legally described as Eldridge Don Claim Add Supp'l Lot 11 – exc NWly 21 ft thereof – all Lot 12 – Wly 9ft of Lot 13 Blk 3. Alex Chose, Jepson and Associates, applicant; Brannon P. Finney, owner. Residential Single, Detached, 7,200 sq. ft. minimum detached lot size, land use designation. Birchwood Neighborhood, Area 16.

2. USE2024-0010 / ADU2024-0041: Request for a Conditional Use Permit (CUP) and Accessory Dwelling Unit (ADU) permit to convert an existing 720 square foot detached accessory building to a one bedroom 895 square-foot detached ADU (D-ADU). The total combined floor area of the D-ADU (895 square feet) and ancillary space (550 square feet) is 1,445 square feet within a proposed two-story building. The ancillary space is preserved for off-street garage parking for the property owner. A D-ADU with ancillary space that exceeds 1,000 square feet requires CUP approval by the Hearing Examiner.

The subject property is located at 2609 Patton Street and legally described as Eldridge's 2nd Add to Bellingham Lot 2, BLK 1. Leilani Jambor, Falconworks Design, applicant; Jeff Brubaker, owner. Residential Multi, Transition, Medium density for Transition, Single-family 4,000 sq. ft. minimum detached lot size, land use designation. Birchwood Neighborhood, Area 14.

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, June 17, 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.

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/he062624>

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: 853-3777-9073

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.