



OFFICE OF THE HEARING EXAMINER  
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***CORRECTED HEARING EXAMINER AGENDA***  
***Hybrid – In-person and Zoom Webinar***  
**6:00 p.m., Wednesday, January 22, 2025**

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

- 1. VAR2024-0009: Public Works variance request from street improvements (BMC 13.08.030) for access from the partially improved 18<sup>th</sup> Street right-of-way to the single-family residence on the subject property.**  
**The proposal is located at 1109 18<sup>th</sup> Street, and legally described as Fairhaven Land Co's First Add to Fairhaven – Lot 30 ex S 5 ft thereof – Lots 31 thru 33 Blk 89. Residential Single, Detached 7,200 sq. ft. minimum detached lot size zoning, Transition, medium density. Bruce Ayers, Ayers Consulting LLC, applicant; Scott Wicklund, owner. South Hill Neighborhood, Area 4A.**
- 2. VAR2024-0010 / CAP2024-0055: Request for two variances. A variance to the Bellingham Municipal Code (BMC) 16.55 Critical Area Ordinance (CAO) is requested for the reduction of the stream buffer for Lincoln Creek to facilitate development of one single-family home. Lincoln Creek requires a 75-foot buffer per BMC 16.55.500. which would deprive the property owners a reasonable use of the subject parcel. The proposed buffer would be approximately 23 feet on the west side of the creek. Development is not proposed on the east side of the creek. The overall proposed development footprint is approximately 2,043 square feet which includes the home, utilities, decking, driveway, minimum setbacks and maintenance areas around the home. An additional zoning variance has been requested to reduce the front yard setback from 20 feet down to five feet to move the home as far from Lincoln Creek as possible.**  
**The proposal is located at 119 Ashley Street and legally described as Jameson's 2<sup>nd</sup> Bay View Add to Fairhaven Lots 14 – 15 – 16 Blk 2. Residential Multi, Planned, medium density zoning. Trent Slusher, RKS Development LLC, owner/applicant. Samish Neighborhood, Area 3.**

**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](mailto:planning@cob.org). Written comments received prior to 5:00 p.m., Monday, January 13, 2025, 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, 2<sup>nd</sup> 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/he012225>**

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: 858-5009-4674

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 [cob.org/hematerials](http://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](http://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](http://www.cob.org/ADA)). As always, elevator access to the 2<sup>nd</sup> floor is available at City Hall's west entrance.

***Note: This hearing will be video and audio recorded.***