



OFFICE OF THE HEARING EXAMINER
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HEARING EXAMINER AGENDA
Hybrid – In-person and Zoom Webinar
6:00 p.m., Wednesday, March 26, 2025

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

1. **VAR2024-0001**: A variance request to allow a short-term rental (STR) in an existing detached accessory dwelling unit (DADU) which is not the primary residence of the property owner or a long-term renter. The applicant is requesting a variance from the following Bellingham Municipal Code (BMC) sections:

- BMC 20.10.037.B.5.c., which prohibits STRs in DADUs in residential single general use type areas.
- BMC 20.10.037.C.1 and BMC 20.10.37.D.3, which requires the subject dwelling unit (DADU) must serve as the primary residence of the applicant (the owner or long-term tenant) for no less than 270 days per year. The whole dwelling unit may be rented for no more than 95 days per year.

The project is located at 1017 Liberty Street, Unit 101 and legally described as Eldrige-Bartlett's Add to Sehome Lot 21 Blk 18 – subj to Boundary Line Agreement Rec AF 2024-0400180. J. Patrick and Kathryn Sutton, owners/applicants. Residential Single, Detached, with a 6,875 sq. ft. minimum detached lot size land use designation. Sehome Neighborhood, Area 11.

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, March 17, 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, 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/he032625>

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 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.