



PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

Planning Division

210 Lottie Street, Bellingham, WA 98225

Telephone: (360) 676-6982 Fax: (360) 738-7306 TTY: (360) 676-6883

TO BE COMPLETED BY STAFF

TIDEMARK PROJECT CASE # VAR2005-00087
DATE APPLICATION RCVD 4/18/05
ASSIGNED TO: VB

SUBDIVISION VARIANCE APPLICATION (Process Type III-A or III-B)

(PLEASE TYPE OR PRINT CLEARLY IN BLUE OR BLACK INK)

(Prior to filing, the proposal should be discussed in detail with the Planning Division)

1. Name of Applicant GREENBRIAR / NORTHWEST ASSOCIATES
2. Mailing Address of Applicant 2200 DIVISION ST #E
Bellingham, Wa 98226-7149
3. Phone number of Applicant (day phone) (360) 676-1799
4. Property Interest of Applicant OWNER
(owner, renter, contract purchaser, etc.)
5. Tax Assessor's Parcel Number and Legal Description of Subject Property (the parcel number is mandatory to begin processing of the application) 370212 359328 / 364207 / 478164 / 477313 / 447823
6. Street Address of Subject Property 1600 + CHUCKANUT DRIVE
7. Neighborhood SOUTH (AREA 4)
8. Zoning Residential - Multiple Planned
9. Name of Property Owner GREENBRIAR / NORTHWEST ASSOCIATES

10. Mailing Address of Property Owner _____

2200 DIVISION ST #E Bellingham Wa 98226-7149

11. Name of Contact Person for Project (this is the single point of contact that should receive all notices, mailings, information, etc.) _____

Ronald T Jepson
& Assoc % Ben Wasson PE

12. Address of Contact Person _____

222 GRAND AVE. STE C.
Bellingham, Wa 98225

13. Phone number of Contact Person (day number) _____

(360) 733-5760

14. Nature of the Request (be specific) _____

Variances are requested for the
1) Use of 40 foot public road right of way widths
2) Construction of sidewalk on one side only
3) Modification of lot footage requirements

15. Can the subject property be reasonably used under the existing regulations of the Subdivision Ordinance? Explain: _____

Yes, however the
environmental effects can be minimized
by the use of narrow road widths. Density
can be enhanced to create better building
sites and more creative design of building
access locations.

16. What impact will the proposed variance have upon the physical environment of the area? Check one. High Moderate Minimal Explain: _____

The physical environment will be minimally
affected by the requested variances.
All effects will be more beneficial
to the physical environment

17. What impact will your proposed variance have upon the character and quality of the neighborhood? aesthetic considerations, views, etc.? _____

Check one. High Moderate Minimal Explain: _____

APPLICANT JUSTIFICATION

THE BURDEN OF PROOF FOR THE VARIANCE SHALL BE THE SOLE RESPONSIBILITY OF THE APPLICANT. State the facts relating to the subject property in a clear and precise manner.

18. Explain how the unusual shape, exceptional topographic conditions, geological problems, environmental constraints or other extraordinary situation or condition in connection with a specific piece of property, would result in an undesirable plat with the literal enforcement of the Subdivision Ordinance.

Topographic conditions are difficult in some areas to create single detached housing units without having some flexibility for frontage requirements on a lot by lot basis. Cross slope conditions can be mitigated by narrower roadways

19. Describe how the variance results in a better lot design than previously existed. Better lot design is defined as meaning such items as larger in area, more practical site design because of topography, wetland or other environmental constraints, or the lot design will result in a lot nearer to conformance to required standards.

More practical design and internal circulation can be created by the use of the narrow roadway widths. More and better building sites can be designed within the project. Sidewalk one side will be adequate

20. Explain why the granting of said variance will not be materially detrimental to the public welfare or injurious to the property or improvements of the vicinity or land use designation in which the subject property is located.

Public welfare will not be burdened or be injurious to the property. The variance will all enhance the design flexibility of the development. No adjacent uses will be detrimentally effected

PLANS REQUIRED

Submit two (2) sets of scaled plans and one 8 1/2 x 11 reduction illustrating the following:

1. A standard scaled site plan showing:
 - a. Subject site property lines.
 - b. All existing and proposed buildings.
 - c. Adjoining streets.
 - d. Parking facilities and access: Label proposed and existing, show surfacing, drainage and parking stall dimensions.
 - e. Show any physical features of consequences (creeks, wetlands, topography or grade changes, significant trees or vegetation, etc.)

NOTE:

1. Staff will schedule applications on the Hearing Examiner's agenda, allowing sufficient time for staff review and legal notifications. This time will vary, but the minimum amount of time required is four (4) weeks prior to the hearing/meeting date.
2. Under no circumstances should the applicant discuss the application with the Hearing Examiner prior to the public hearing.
3. The applicant or an authorized representative must be present at the public hearing.