



HEARING EXAMINER AGENDA

Monday, May 22, 2023 at 10:00 AM
City Hall Council Chambers, 435 Martin Street, Suite 4000

The City of Blaine Hearing Examiner will hold a public hearing to take testimony on the following proposal:

1. **2022114 (Critical Area Review) and 2023004 (Variance).** A Variance and Critical Area Review request to authorize placement of a modular single-family residence on a site containing a Category III wetland and associated buffer. The proposal includes the following requests: 1) A proposal for a Reasonable Use Exception under BMC 17.82.140 to authorize construction of the residence within wetland buffer areas and a reduction of the building setback from the reduced wetland buffer from 10-feet to 5-feet, and 2) A Variance under BMC 17.06.170 for the following: a) Reduction in the Residential-Low Zoning District front yard setback from 25-feet to 10-feet; b) Reduction in the side yard setback from 8-feet to 5-feet along east property line; and c) Reduction in the required parking stalls from 2 stalls to one stall. A wetland mitigation plan has been submitted with the request.

HOW TO PARTICIPATE

In writing:

Advanced written testimony by mail and email is accepted by sending comments to:

- Community Development Services Department, Attn: Stacy Clauson, 435 Martin Street, Suite 3000, Blaine WA 98230; or
- Email CDScomments@cityofblaine.com with the proposal name (Runge Avenue Residence) in the subject line.

Written testimony must be received prior to 4:30 PM Friday May 19th to be made available to the Hearing Examiner and parties of record prior to the hearing.

You may also provide testimony at the public hearing. Anyone wishing to testify during the public hearing can find details at <https://www.ci.blaine.wa.us/1074/Hearing-Examiner>

The application materials and staff report are available for public review in the Community Development Services Department between 8:30 a.m. and 3:30 p.m. weekdays and on the City's website at <https://www.ci.blaine.wa.us/1113/Runge-Ave-Residence>

A Guide to the Hearing Examiner Hearing's is available on-line at: [Hearing Examiner Guide \(PDF\)](#). The hearing examiner has established rules and regulations for the conduct of hearings: available online at: [Hearing Examiner Rules of Procedure \(PDF\)](#)

Americans with Disabilities Act (ADA) Requirement: The meeting location is accessible. If you require a special accommodation during your attendance at any public meeting, please contact the City Clerk's Office (360) 332-8311 at least 72 hours prior to the meeting date you will be attending. Thank you.

Note: This hearing will be audio recorded.

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