



Notice of Public Hearing

Posted May 5, 2023

City of Blaine CDS *et* 435 Martin St., Ste. 3000 *et* Blaine, Washington 98230

Applicant	Mark Aho 6770 Shelter Lane Ferndale, WA 98248
Project Name	Runge Ave Residence
File Number(s)	2022114 (Critical Area Review) and 2023004 (Variance)
Proposal	<p>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.</p> <p>Notice of Application was previously provided March 8, 2022. This notice provides details for the open public hearing.</p>
Location	1614 Runge Ave, Blaine, WA 98230; Parcel #4001074623700000
Public Hearing	The Public Hearing has been scheduled for 10:00 AM Monday, May 22, 2023 , in the City Council chambers located at 435 Martin Street, Suite 4000.
Testimony	<p>Advanced written testimony by mail and email is accepted by sending comments to:</p> <ul style="list-style-type: none"> • 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 Ave Residence) in the subject line. <p>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.</p> <p>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</p> <p>The submitted application documents and the proposed project plan are on file 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</p>
Staff Contact	Stacy Clauson, Community Planner II, City of Blaine, Phone (360) 332-8311 ext. 3332, e-mail: CDScomments@cityofblaine.com
Final Decision	Final Decision on the proposal is made by the City of Blaine Hearing Examiner. A Notice of Final Decision will be sent to the Parties of Record (those who have commented on the project.)
Appeal Procedure	The Final Decision is appealable pursuant to BMC 17.06.180.



Figure 1- Vicinity Map

LEGEND

- Wetland Impact
- Direct 0 SF
- New Indirect 0 SF
- Existing Indirect Wetland Impact 100%
- 1588 SF Buffer Impact
- 1:1 Buffer Enhancement minimum
- 1129 SF Buffer
- 2961 SF Wetland
- 4090 SF TOTAL shown

LOT SIZE 0.19 AC

Building Footprint

House 456 SF

Patio/ Deck 120 SF

Drive/Parking 346 SF

Impervious Surfaces +/- 802 SF

1500 Runge Lane

Outdoor to collect

Protected Greenway

Wetland A

Cat. III

Low Habitat Function

Existing Native Woody Species Dominance

12' x 10' DECK

12' x 38' HOUSE

2 rail split cedar fence w one Native Growth Protection Sign

zoning variance presumed

75'

109'

100'

75'

240'

RUNGE AVENUE

MITIGATION PLAN

Parcel #
400107462370
1614 Runge Ave
Blaine, WA
0.19 AC

No.	Revision/Issue	Date

NWC
Blaine, WA 98005-5105
nwcltd@aol.com

Project Name and Address
4555 AND 2775 Shelter
Ferreolite, VA

Sheet	AHC_01	Scale	1
Date	1-19-2022		
	As Noted		

Figure 2- Proposed Site Plan