



# CITY OF SUMAS

433 Cherry Street/PO Box 9, Sumas, WA 98295

P: (360) 988-5711 F: (360) 988-8855

## Notice of Consolidated Application and Public Hearing

**Proposal:** Applicant is seeking a conditional use permit and zoning variance for construction of a single-family residence. The property previously had a single-family residence on it which was demolished following the 2021 Nooksack River Flood Event.

The property is located in the Business General zoning district, making this activity a replacement of a pre-existing non-conforming use. The replacement of a pre-existing non-conforming use requires completion of a conditional use application per subsection 20.54.030(8) SMC. As the Business General does not include any setback requirements, the City defers to the development requirements of the Residential, High Density zoning district. These requirements are: 20-foot front yard setback, eight-foot side yard setback, and five-foot rear yard setback. The applicant is seeking a variance from the setback requirements of the Residential, High Density zoning district due to the narrow dimensions of the property.

**Location:** 132 Morton St within the SE ¼ of the SE ¼ of Section 34, Township 41 North, Range 04 East of W.M. within Sumas WA. The Whatcom County Assessor's parcel number is 410434 549042. See map on reverse.

**Applicant:** Charles (Chuck) Beardslee

**Application type:** Conditional Use Permit and Zoning Variance

**Application date:** October 27, 2025

**Date of notice of completeness:** October 28, 2025

**Date of notice of application:** November 5, 2025

**Other necessary permits not included in this application:** Building permits

**Location of documents:** The application is available for review at:

Sumas City Hall (360) 988-5711  
433 Cherry Street  
PO Box 9  
Sumas, WA 98295

**Comment period:** The comment period for this application is from November 5, 2025, until 4:00 p.m. on November 20, 2025. During the comment period, any person may submit written comments in person or by mail to Sumas City Hall at the above address.



**Public Hearing:** The Sumas City Council will hold a public hearing regarding the subject application at Sumas City Hall at 7:00 p.m. on November 24, 2025. Any party may submit written or oral comments at the hearing.

**Notice of decision:** The decision will be in the form of a report adopted by majority vote of the Sumas City Council. Any person may request to receive a copy of the permits by contacting Sumas City Hall at the above address or phone number.

**Appeal rights:** Any appeal of the City Council's decision will be to the Superior Court pursuant to the Land Use Petition Act, now codified as RCW 36.70C.

