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## NOTICE OF APPLICATION NOTICE OF INTENT TO REDUCE THE MINIMUM BUFFER

The City of Bainbridge Island has received a Master Land Use Permit Application for the following project. The public has the right to review contents of the official file, provide written comments, participate in any public meetings or hearings, and request a copy of the decision. This notice is posted at the project site, in City Hall kiosks, the City of Bainbridge Island website, mailed to property owners within 500 feet of any boundary of the subject property and including any property within 500 feet of any contiguous property in the applicant's ownership and published in the Bainbridge Island Review.

<b>PROJECT DESCRIPTION:</b>	Construction of single -family residence with 3 car garage and interior pool. Retaining walls to be constructed. Proposal includes reducing the buffer to a landslide hazard area.
<b>PROJECT NAME:</b>	Hoveida SSDE/ Hoveida SCUP
<b>PROJECT NUMBER:</b>	PLN51525 SSDE/ PLN51525 SCUP
<b>PERMIT TYPE:</b>	Shoreline Exemption, Shoreline Conditional Use Permit
<b>TAX PARCEL:</b>	41380000330008
<b>PROJECT SITE:</b>	4218 ROCKAWAY BEACH RD NE
<b>DATE SUBMITTED:</b>	August 21, 2020
<b>DATE COMPLETE:</b>	September 18, 2020
<b>DATE NOTICED:</b>	October 2, 2020
<b>COMMENT PERIOD:</b>	October 2, 2020 – November 2, 2020



**Comments must be submitted no later than 4:00pm on Monday, November 2, 2020.**

**Public comments may be mailed, emailed, or personally delivered to the City using the staff name and contact information provided on this notice.** The public comment period for this application is 30 days and the City will not act on the application until the comment period has ended. Any person may comment on the proposed application, request notice of and participate in the public hearing (if a hearing is required) and request a copy of the decision. Only those persons who submit written comments prior to the decision or participate in the public hearing (if a hearing is required) will be parties of record and only parties of record will have the right to appeal.

**STAFF CONTACT:** Annie Hillier, Planner  
pcd@bainbridgewa.gov or (206) 780-3773

**PROJECT DOCUMENTS:** <https://ci-bainbridgeisland-wa.smartgovcommunity.com/PermittingPublic/PermitDetailPublic/Index/5a1b839e-55b9-4ab3-871c-ac22000da1c2? conv=1>

To review documents and environmental studies related to this proposal, please follow the link above or go to the City website at bainbridgewa.gov, select 'Online Permit Center' and search using the project information noted above. Files are also available at the Planning & Community Development Department at City Hall (check City website for hours or call (206) 842-7633).

<b>ENVIRONMENTAL REVIEW:</b>	This proposal is exempt from State Environmental Policy Act (SEPA) review pursuant to WAC 197-11-800.
<b>REGULATIONS/POLICIES:</b>	Applicable development regulations and policies to be used for project mitigation and consistency include, but may not be limited to, the City of Bainbridge Island 2016 Comprehensive Plan, the Bainbridge Island Municipal Code (BIMC) Chapter 2.16 (Land Use Review Procedures), Title 15 (Buildings and Construction), Title 16 (Environment) and Title 18 (Zoning).
<b>OTHER PERMITS:</b>	Other permits not included in this application but known at this time may include building permits and a right-of-way permit.
<b>DECISION PROCESS:</b>	This type of land use application is classified as 'Administrative' pursuant to BIMC 2.16.010-1 and does not require a public hearing pursuant to BIMC 2.16.020.C. A decision on the proposal will be made by the Planning & Community Development Director following the comment period and a notice of the decision will be sent to those parties who comment on this notice. Please note, City decisions on shoreline variances, shoreline substantial development permits, and shoreline conditional use permits must be reviewed by the Washington Department of Ecology (DOE) pursuant to WAC 173-27-130 and RCW 90.58.140(10). The DOE may approve, approve with conditions, or deny the application. Additional appeal provisions will be included with the notice of decision.