

**2nd NOTICE OF APPLICATION
AND PUBLIC HEARING FOR A
SHORELINE CONDITIONAL USE PERMIT
“Woodhead Residence”
File No. Z1500004SCUP**

Notice is hereby given that the City of Spokane applied for a Shoreline Conditional Use Permit on January 9th, 2015. This application was determined to be technically complete on October 27, 2015. There was a public hearing on this proposal on January 7th, 2016 at 9:00AM in the Council Briefing Center, Lower Level of City Hall. During that hearing it was determined that there was a **procedural error** during the notification process of this application. Because of that, the Hearing Examiner’s Decision was that a **new public hearing must be scheduled** because the original notice of public hearing was defective.

There will be a new public hearing on this proposal before the City of Spokane Hearing Examiner on **Thursday March 10th, 2016 at 9:00 a.m.**, in the Council Briefing Center, Lower Level of City Hall, 808 W. Spokane Falls Boulevard, Spokane, WA. Any person may submit written comments on the proposal and/or appear at the public hearing. Any comments submitted during the previous public comment period are still a part of the public record and are a part of the Hearing Examiner’s file on this application.

A Shoreline Conditional Use Permit is required for this work because the existing residence was previously built in the shoreline buffer and was considered a nonconforming structure. The proposal is to enlarge the previous footprint of the home (it has been torn down due to damage). The Spokane Municipal Code says that the enlargement of a nonconforming single-family residence is allowed through a Shoreline Conditional Use Permit.

For additional information contact City of Spokane Planning and Development at:

*Planning and Development Services
Attn: Ali Brast, Assistant Planner
808 West Spokane Falls Boulevard
Spokane, WA 99201-3329
Phone: (509) 625-6638
EMAIL: abrast@spokanecity.org*

APPLICATION INFORMATION:

Applicant John Woodhead

Agent: Jim Kolva
 Jim Kolva Associates
 115 S Adams St, #1
 Spokane, WA 99201
 (509) 458-5517

File Number: Z1500004SCUP

Public Comment Period: Written comments may be submitted on this application by **March 1, 2016**. Written comments should be sent via mail or email to the Planning and Development address listed at the end of this document. Again, any comments submitted during the previous public comment period are still a part of the public record and are a part of the Hearing Examiner’s file on this application.

SEPA: This proposal is exempt, per 17E.050.080.

Description of Proposal: The applicant is proposing to reconstruct and enlarge a previously existing single-family home in the shoreline buffer. Within the Shoreline Master Program, SMC 17E.060.380 states that an existing single-family residence may be enlarged or expanded in conformance with bulk and dimensional standards upon approval of a shoreline conditional use permit. The previous home was damaged in a storm and necessitated demolition. This is a Type III process and there will be a Public Hearing in front of the City Hearing Examiner.

Location Description: The subject property to be used in this proposal is 25133.1523, commonly referred to as **2209 W Falls Ave**

Legal Description: Nettletons 1st Subdivision B25 L27-29, B25

Current Zoning: RSF (Residential Single-Family)

Decision Making Process Once the applicant makes application to the City of Spokane for the review of the Shoreline Conditional Use Permit and the application is determined technically complete, a Notice of Application is posted on the property and mailed to all **property owners** and **taxpayers** of record, as shown by the most recent Spokane County Assessor's record, and **occupants** of addresses of property located within a four hundred foot radius of any portion of the boundary of the subject property, including any property that is contiguous and under the same or common ownership and control. This Notice of Application will initiate a 30-day public comment period in which interested persons may submit written comments to the address of the City Staff. Once the public comment period has ended, staff will issue a Decision, signed by the Planning Director. **The decision may be appealed by a person with standing within 21 days from the date the Department of Ecology receives the final decision. The appeal is made to the Shorelines Hearings Board.**

Written comments should be mailed, delivered or emailed to:

*Planning and Development
Attn: Ali Brast, Assistant Planner
808 West Spokane Falls Boulevard
Spokane, WA 99201-3329*

*Phone (509) 625-6638
Email: abrast@spokanecity.org*

*To view more information including site plans for this project please go to
<https://my.spokanecity.org/projects/>*