

NOTICE OF MARIN COUNTY DEPUTY ZONING ADMINISTRATOR HEARING
Molesworth-Siedman Coastal Permit
Project ID P3266

NOTICE IS HEREBY GIVEN that the Marin County Deputy Zoning Administrator (DZA) will consider issuing a decision on the Molesworth-Siedman Coastal Permit during a public hearing scheduled on **Thursday, December 2, 2021**. The applicant for the project is Andrew Alexander Green and the property is located at 440 Birch Road, Bolinas, further identified as Assessor's Parcel 192-091-02. The project site is located within the Coastal Zone.

The applicant requests Coastal Permit approvals to construct a new septic system for an existing single family residence. The project also involves construction of a 588-square-foot first floor and 681-square-foot second-story additions to an existing 1,214-square-foot residence. The proposed addition, in combination with existing development on the site, would result in a floor area ratio (FAR) of 6 percent on the 48,200-square-foot lot. The proposed addition would reach a maximum height of 24 feet, three inches above surrounding grade, and the exterior walls of the addition would have the following setbacks: 25 feet from the front (west) property line; 44 feet from the rear (east) property line; and over 50 feet from all other property lines.

Coastal Permit approval is required pursuant to Section 22.68.060(G) of Marin County Development Interim Code because the project involves construction of a new septic system.

For more information about the Molesworth-Siedman Coastal Permit, please visit the Planning Division's project webpage at: https://www.marincounty.org/depts/cd/divisions/planning/projects/bolinas/molesworth_siedman_cp_p3266_bo. Project plans and other documents related to the application are available on the project's webpage, where you can subscribe to receive email notifications and updates. For more information about the DZA hearing, please visit the Planning Division's DZA hearings webpage at <http://www.marincounty.org/depts/cd/divisions/planning/boards-commissions-and-public-hearings/dza>.

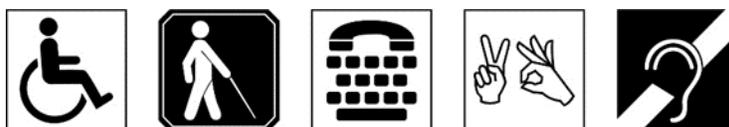
In compliance with local and state shelter-in-place orders, and as allowed by Governor Newsom's Executive Order N-29-20, the DZA will not be providing a location for the public to attend the hearing in person. Members of the public may attend and participate in this DZA hearing online, using Zoom. To participate in a DZA hearing please visit the DZA hearings webpage at <http://www.marincounty.org/depts/cd/divisions/planning/boards-commissions-and-public-hearings/dza> and follow the instructions provided.

DZA hearings normally begin at 10:00 AM, but a more precise time will be indicated on the hearing agenda posted on the DZA hearings webpage one week before the hearing. A staff report will be available on the project webpage and the DZA hearing webpage on November 12, 2021.

The decision on this application is appealable to the Planning Commission. In addition, this project is appealable to the California Coastal Commission under Section 30603(a) of the California Public Resources Code. If you challenge the decision on this application in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Division during or prior to the public hearing. (Government Code Section 65009(b)(2).)

November 10, 2021

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Senior Planner



Requests for accommodations may be made by calling (415) 473-4381 (Voice) 473-3232 (TDD/TTY) or by e-mail at disabilityaccess@marincounty.org at least four work days in advance of the event. Copies of documents are available in alternative formats, upon request.