

Tam Design Review Board

C/O April Post, 314 Marin Ave., Mill Valley, Ca 94941

AGENDA - Public Hearing - September 17, 2014

<http://www.marincounty.org/depts/cd/divisions/planning/projects>

Call to order: 7PM

1. Approval of minutes of Sept 3, 2014
2. Public comment on items not on the agenda
3. Communications & Correspondence

1. **Rago/Lee Appeal of the Southern Marin Fire District Design Review (DR 14-37), 309 Poplar St.
Project ID's 2013-0437 (Design review application) and 2014-0164 (BOS appeal)
Parcel # 050-252-18, 19, 20**

Applicant: New Cingular Wireless PCS dba AT&T Mobility. Planner: Scott Greeley

Project Description: This is a submittal of information by the applicant to address questions and concerns raised by the Board of Supervisors at the July 8, 2014 Board of Supervisors meeting. The project was continued until September 30, 2014 to allow the applicant time to respond to these questions and concerns. For consideration as part of the Board packet, please provide comments to the Planning Division by no later than noon on Monday, the 22nd. Please note that comments received after this time may not be part of the Board packet, but will still be forwarded to the Board of Supervisors attention prior to the hearing.

2. **Bernstein Deck Addition, 320 Carrera Dr.**

Project ID 2014-0325

Parcel # APN 200-252-28, Zoning: RSP-4, CWP: SF5

Applicant: Studio 300A Architecture Planner: Heidi Scoble

Project Description: The applicant is requesting Design Review approval for the demolition, reconstruction and addition to an existing deck, stairs and landing for a single family residence on a 12,090sqft lot. The project would result in a 157sqft third floor deck expansion and a 334sqft second floor expansion. The third floor deck would be approximately 20ft 5in off the ground as measured from the natural grade to the base of the deck at its highest point, and would have the following setbacks: 12ft, 10in from the westerly side property line; 50ft from the easterly side property line; 50ft from the southerly front property line; and 60ft from the northerly rear property line. The second floor deck would be approximately 9ft, 8in off the ground and measured from the natural grade to the base of the deck at its highest point, and would have the following setbacks: 7ft, 3in from the westerly side property line; 51ft from the easterly side property line; 39ft, 8in from the southerly front property line; and 75ft from the northerly rear property line. Other features include tempered glass railings to match existing, and hot tub on second deck

Design Review – Required based on MCDC 22.42.020, new construction of a deck w/in a Planned Zoning Dist.

3. **Courthouse Ventures Inc. Variance (15-2) and Design Review (15-23), 390 N. Ferndale Ave.**

Project ID 14-0332

Parcel # APN 048-082-11, Zoning: R-1:B-1, CWP: SF6

Applicant: Nate Henderson Planner: Scott Greeley

Project Description: The applicant is proposing to demolish an existing 1,469sqft residence and requesting a Floor Area Ratio (FAR) and setback Variance and Design Review approval to construct a new, two-level, 1,800sqft residence, 340sqft of deck space, 40sqft, detached, garage, and retaining walls on a 5,644sqft lot. The resulting FAR would be approximately 31.9%. The property includes existing patio space, steps, and retaining walls which extend to and across the southerly and northerly property lines. In addition to the retaining walls, the application also includes new stairs which extend across the northerly property line.

The residence would have a maximum height of 30ft and have the following minimum setbacks for the additions and the attached garage: 1) approximately 2.5ft from the northerly front property line; 2) approximately 44ft from the southerly rear property line; 3) 7ft 8in from the southeasterly side property line; and 4) approximately 34ft 2in from the westerly side property line.

The garage would have a maximum height of 15ft and have the following minimum setbacks for the additions and the attached garage: 1) a zero setback from the northerly front property line; 2) approximately 37ft from the southerly rear property line; 3) approximately 27ft from the southeasterly side property line; and 4) a zero setback from the westerly side property line.

4. **Preview, without comment, any plans that may have arrived that will appear on the next agenda.**

MEETING LOCATION: The "Cabin" @ 60 Tennessee Valley Rd. near Hwy 1

TDRB is advisory to the Marin Co. Planning Dept. Visit the website at

<http://www.marincounty.org/depts/cd/divisions/planning/projects>