

Tam Design Review Board

c/o April Post, Chair 314 Marin Drive, Mill Valley

November 24, 2014

Meeting called to order at 7:00 p.m. by Post

Board members present: April Post, Jim Bramell, Patrick LePelch, John McCormick, Alan Jones

Approval of the Minutes of 11-19-14: Motion to move the approval of the minutes to the end of the meeting, due to their extensive nature. Who moved and seconded? Ayes 5-0

**1) Project ID's 2014-0386**

**Parcel # 048-061-32, Zoning R-1, CWP SF6**

**Applicant: Hood Thomas Architects Planner: Heidi Scoble**

**Project Description:** The applicant is seeking a Variance for relief from the southern front yard setback and eastern side yard setback in order to allow for the conversion of an existing one-car garage into a game room for a single family residence located in the R1 zoning district. The existing one-story, one-car garage is 208sqft, and has a maximum height of approximately 10ft above surrounding grade and the exterior walls have the following minimum setbacks: 12ft from the southern front property line; 1ft from the eastern side property line; 55ft from the western side property line; and 52ft from the northern rear property line.

Variance approval is required because the converted garage would encroach into the 25-foot southern front yard setback and the 6ft eastern side yard setback.

Space in question hasn't been used as a garage for many years. It was built in 1955 and applicant is requesting to convert into a living space, as a game room.

Board asked how the project met the FAR ? No documentation was provided illustrating that the project meets the FAR standards for a sloping lot, such as the total FAR and lot size.

Post commented that the repurposing of existing space didn't seem to be problematic, but there was not sufficient information to find it complete. McCormick raised the question about whether the lowest level might be developed as a second unit. The Board needs the rest of the floor plan to see the context of the additional square footage and any other covered space that might be converted to habitable square footage in the future.

Bramell- proposed we need more information as it is not complete.

Motion for incompleteness Jim/ McCormick

5-0 yes

**Approval of the minutes of 11-19-14:** Meeting notes from the previous Wednesday's Good Earth application review were discussed. Adjustments were made and a vote was put forth to approve the minutes with comments (from Post and Jones). Who Moved and seconded? Ayes 5-0

**Items reviewed without comment or action:**

- 1) Venables/Feeny Lot Line Adjustment: There are no drawings to illustrate the proposed lot line adjustment. Board will need to see a site plan, with slope, if applicable, show all existing buildings and the reason the lot is being adjusted. If there is a proposed expansion or development, what size?
- 2) LePelch requested that the secretary duties be rotated. It was explained that the Board will vote next month for new Officers at the annual Reorganization meeting.

Meeting was adjourned.