

Tam Design Review Board

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

AGENDA - Public Hearing - June 18, 2014

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

Call to order: 7PM

- Approval of minutes of May 7, 2014
- Public comment on items not on the agenda
- Communications & Correspondence

1. Maher Variance, 206 Hawthorne Ave.

Project ID 14-0211

Parcel # 047-222-07 Zoning: R1, CWP SF6

Applicant: Noah Frei Planner: Scott Greeley

Project Description:

TDRB will review the following The applicant is pursuing both a front setback Variance and a Floor Area Ratio (FAR) Variance to add two dormers which will add 273 square feet of new living space to an existing 1,809 square foot residence on a 3,350 square foot lot. The additions will have a maximum height of 28 feet 9 inches and, per the plans, the floor area ratio will increase from 52% to 60%.

The applicant is identifying the addition to have the following minimum setbacks: 1) 10 feet 8 inches from the easterly front property line; 2) approximately 57 feet from the westerly rear property line; 3) 6 feet (*addition*) from the northerly side property line; and 4) 6 feet from the southerly side property line.

Pursuant to Sections 22.54.020 and Table 2-11 in 22.14.050 of the Marin County Development Code, a Variance is required because the project does not meet the prescribed setbacks and exceeds the permitted floor area ratio (FAR) of 30% for the zoning district.

Design Review – based on MCDC 22.54.020 and table 2-11 in 22.14.050

Completeness & Merits

2. **Board discussion on format of minutes and the sending of future agendas/minutes to those on our email list, now that everything is posted on the County's web site**

MEETING LOCATION: The "Log 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>