

Tam Design Review Board
C/O April Post, 314 Marin Ave., Mill Valley, 94941
AGENDA - Public Hearing - July 20, 2016

Call to order: 7PM

Approval of minutes of July 6, 2016
Public comment on items not on the agenda
Communications & Correspondence

**1. Jeter Design Review, Project ID P1290, 189 Morning Sun, Mill Valley
APN 051-094-06**

Applicant: Paul Faro Planner: Megan Alton

The applicant for the project is Paul Ferro, and the property is located at 189 Moring Sun, further identified as Assessor's Parcel 051-094-06.

The applicant requests Design Review approval to construct a new 723 square foot addition over an existing garage on a developed single-family lot in Mill Valley. The proposed development would also include an addition of 226 square feet to the existing garage. The existing building area is 3,046 square feet and the existing floor area is 2,803 square feet. The proposed development would result in a building area of 3,995 square feet and a floor area of 3,526 square feet. Therefore, the project would result in a floor area ratio of 26 percent of the 15,202 square foot lot. The proposed building would reach a maximum height of 29 feet 2 inches above surrounding grade and the exterior walls would have the following setbacks: 100 + feet from the southern front property line; 84 feet from the eastern side property line; 5 feet 5 inches from the western side property line; 4 feet 10 inches from the northern rear property line. Design Review approval is required because the proposed development would exceed 15 feet in height and encroaches on the required side and rear setbacks.

2. Review without action, any plans that have come in since the agenda was sent out.

MEETING LOCATION: The Cabin, 60 Tennessee Valley Rd., near Hwy 1. TDRB is advisory to the Marin County Planning Department. <http://www.marincounty.org/depts/cd/divisions/planning/projects>