

## **Tam Design Review Board**

C/O Alan Jones, 304 Laurel Way, Mill Valley, CA 94941

### **AGENDA - Public Hearing - September 20, 2017 - 7:00 PM**

#### **Call to order: 7PM**

Approval of minutes of August 2, 2017

Correspondence

Public comment on items not on the agenda

#### **1. Schwarz Variance, 736 Marin Drive, Mill Valley, AP #049-122-60**

Applicant: Building Solutions

Planner: Megan Alton

**PROJECT SUMMARY:** The applicant requests Variance approval to construct a new 39 square foot addition on a developed lot in Mill Valley. the 39 square feet of proposed development would result in a floor area ratio of 29.7 percent on the 7,762 square foot lot. the proposed addition would reach a maximum height of 11 feet above surrounding grade and would have the following setbacks from the exterior walls: 18 feet 1 inch from the southeastern front property line; 17 feet 3 inches from the southwestern side property line; and more than 100 feet from the northeastern side property line.

Variance approval is required because the project encroaches into the required 25 foot front yard setback. Zoning: R1-B1 (Residential single family 6000 sq ft min lot size) Countywide Plan Designation: SF6 (Single Family, 4-7 units/acre).

#### **2. Karen Messick Trust Design Review, 330 Ridgeway Ave, Mill Valley AP #047-212-09**

Applicant: Gregorius Budhijanto

Planner: Megan Alton

**PROJECT SUMMARY:** The applicant intends to tear down an existing residence on a developed lot, rendering the lot vacant, and requests Design Review approval to construct a 2,211 square foot residence with a 441 square foot detached garage in Mill Valley. The proposed development would consist of 2,652 square feet of total building area and 2,211 square feet of total floor area, which would result in a floor area ratio of 29 percent on the 7,410 square foot lot. The residence would reach a maximum height of 27.28 feet above existing grade and the exterior walls would have the following setbacks: 24 feet from the western front property line; 9 feet from the northern side property line; 13 feet 4 inches from the southern side property line; and 53 feet from the eastern rear property line. The detached garage would reach a maximum height of 22 feet above existing grade and the exterior walls would have the following setbacks: 3 feet from the western front property line; 27 feet from the northern side property line; 3 feet from the southern side property line; and more than 100 feet from the eastern rear property line.

Design Review approval is required pursuant to Marin County Code Section 22.42.020.D because the property is less than 50 percent of the required lot size required under Marin County Code Section 22.82.050. Zoning: R1 (Single Family Residence, 7500 sq ft minimum lot area). Countywide Plan Designation: SF6 (Single Family, 4-7 units/acre).

#### **3. Preview without action plans that may appear on future agendas**

**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>