

Tamalpais Design Review Board Agenda

Revised 03-04-2019

Regular Meeting: March 6th, 2019: 7:00 PM

Meeting Location: TCSD Cabin - 60 Tennessee Valley Road, Mill Valley

- 1) Approval of Meeting Minutes
- 2) Correspondence
- 3) Public comments - Items not on the Agenda
- 4) Agenda Items:

A) Tsang Design Review 15 Midway Avenue

The applicant requests Variance and Design Review approval to construct a new 1,866-square-foot, two-story residence and a 378-square-foot attached garage on a lot developed with a 1,057-square foot residence that would be demolished to construct the project. The 2,244 square feet of proposed development would result in a floor area ratio of 31.5-percent on the 5,924-square-foot lot. The proposed building would reach a maximum height of 29 feet above surrounding grade and the exterior walls would have the following setbacks: 10 feet from the south front property line; 3 feet from the west side property line; 1 foot from the east side property line; and 27 feet from the north rear property line.

Variance approval is required because the project exceeds the maximum floor area ratio of 30-percent for the R1-B1 zoning district, as required under Marin County Code Section 22.14.050. Design Review approval is required because the project involves the construction of a new single-family residence on a lot that is considered vacant (as defined under Marin County Code Regulation Section 22.130030) where the lot area is less than 50-percent of the minimum lot area required under Marin County Regulation Section 22.82.050.

Zoning: R1-B1 (Single-family Residential, 6,000 square foot minimum lot area)

Countywide Plan Designation: SF6 (Single-family, 4-7 units/acre)

Community Plan (if applicable): Tamalpais Plan Area

Project Plans can be viewed at: https://www.marincounty.org/-/media/files/departments/cd/planning/currentplanning/projects/tsang_vr_dr_mv/tsang-plans.pdf?la=en

- 5) Preview Without Action, project plans not on the Agenda
- 6) Review of Standard Procedures for Agenda creation and timing