

Tam Design Review Board

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

AGENDA - Public Hearing - August 20, 2014

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

Call to order: 7PM

1. Approval of minutes of Aug 6, 2014
2. Public comment on items not on the agenda
3. Communications & Correspondence

1. 14 Madrone Park Circle

Project ID 2014-0253

Parcel # 048-023-16, Zoning: R1-B1, CWP SF6

Applicant: Daniel McKenzie Planner: Heidi Scoble

Project Description: The applicant is requesting Design Review approval for the construction of a 2,732sqft, 2-1/2 story single family residence on a vacant lot. The project would create 2,732sqft of building area, including a 525sqft attached garage, and would result in a 29.5% FAR on a 7,467sqft lot. The proposed residence would reach a maximum height of approximately 30ft above grade, and the exterior walls would have the following setbacks: 19ft from the northern front property line, 19ft from the eastern side property line, 3ft from the western side property line, and 10 ft from the southern rear property line. Design Review is required because the lot is less than half the minimum lot area, based on slope.

Design Review – Required based on MCDC 22.42.0930.

Completeness & Merits

2. Nersisyan Residence, 315 Loring Way

Project ID 2014-0288

Parcel # APN 050-032-09, Zoning: R1:B1, CWPSF6

Applicant: Armen Nersisyan Planner: Heidi Scoble

Project Description: The applicant is requesting Design Review approval for the construction of a 2,328sqft, 3 story single family residence on a vacant lot. The proposed residence would result in a 29.5%FAR on a 6,087sqft lot, and reach a maximum height of approximately 30ft above the surrounding grade and the exterior walls would have the following setbacks: 5ft from the northeastern side property line; 66.5ft from the eastern rear property line; 12ft from the edge of the Loring Avenue right-of-way along the front property line; and 5ft from the southeastern side property line. Additional project features include landscaping, hardscape and a swimming pool.

Design Review – Required based on MCDC 22.42.030, new construction of a single family residence on a sub-standard lot, due to the slope regulations in compliance with the Hillside Subdivision Design Standards, per section 22.82.050 of the Development Code

Completeness & Merits

MEETING LOCATION: The “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>