

Tam Design Review Board Meeting Minutes
Public Hearing - August 5, 2015
Secretary, John McCormick

Call to order: 7PM Alan Jones, Chair

Board Member Present: Alan Jones, April Post, John McCormick

Approval of minutes of July 1, 2015: Post / McCormick 2nd 3 ayes

Public comment on items not on the agenda: None

Communications & Correspondence:

Variance Approval: Creath, 205 Scott Street, Mill Valley AP #047-222-16

Project ID: 2015-0230 Applicant: Cory Creath Planner: Scott Greeley

Project Summary: The applicant requests planning permit approval to construct a net 60 square foot addition on a 5,500 square foot lot in Mill Valley. The residence would have a total square footage of 1847 sq ft and would result in a floor area ratio of 33.6 percent. The addition is located on the first level of the residence and would not result in an increase in the maximum height of the structure (approx 11 ft ht for the addition--the existing residence is 27 ft high). The residence would have the following setbacks from the exterior walls: 30 ft from the westerly front property line, 6 ft from the northerly side property line, 6 ft from the southerly side property line, and 33 ft from the easterly rear property line.

Variance Approval Required: The total floor area ratio (FAR) exceeds 30%, the maximum permitted by the zoning district. Zoning: R-1 (Residential single family, 7,500 sq ft minimum lot size), Countywide Plan Designation: SF6 (Residential single family, density of 4-7 units per acre).

Discussion: Applicant discussed the reason for the variance request, stated has lived in this home for the past 19 years, has discussed the addition with the neighbors

Past Country Approvals

2001 – Approved to rise the second floor(County Administrative) New carport request denied.

2007 – Variance granted to convert garage to living space – based on sub-standard lot.

New addition is 60 sq' not visible from front, and sides. Neighbors on both side have not problem with the design. New materials to match the existing. No trees removed, New deck is close to 30' redwood tree, arborist has been consulted concerning deck foundations and roots of redwood tree.

TDRB Discussion: TDRB has concerns with FAR, recommends providing a table of FAR & Sq' of properties in the area to county planning, and letters from neighbors. Addition meeting all setbacks. Addition is very small and will not impact the neighbors. TDRB recommends - review the location of the deck foundation piers, and relocate if they impact the redwood tree roots.

Variance Approved: Post / McCormick 2nd 3 ayes Approval base on the small size of the addition and the sub-standard lot size.