

MARIN COUNTY DEPUTY ZONING ADMINISTRATOR AGENDA
Marin County Civic Center, Room 328 - San Rafael
REGULAR MEETING FEBRUARY 14, 2008

Jeremy Tejirian, Hearing Officer

CONSENT ITEMS*

9:00 A.M. C1. USE PERMIT (UP 08-14): VILLAGE BAPTIST CHURCH

CG

The applicant is requesting approval to allow installation of a temporary modular building on the one-acre Village Baptist Church property on Drake Avenue in Marin City. The temporary structure would be used for weekly church services until construction of the recently approved Village Baptist Church is completed. The proposed one-story 14-foot high modular building would contain approximately 2,100 square feet, and would accommodate up to 70 church members. The structure would be located west of the existing parking area, which would be restriped to accommodate 25 parking spaces, including 2 accessible spaces. Proposed exterior colors include off-white siding with green trim. The subject property is located at **825 Drake Avenue, Marin City**, and is further identified as **Assessor's Parcel 052-112-03**.

Jack Liebster, Hearing Officer

CONSENT ITEMS*

**9:05 A.M. C2. COASTAL PERMIT (CP 08-2) AND DESIGN REVIEW (DR 08-1):
THOMAS AND JOHANNA BARUCH**

JT

The applicant proposing to construct a detached accessory structure on a lot that is currently developed with a single-family residence and a detached guest house. The proposed structure would have 1,248 square feet of living area and a 270 square foot deck. In combination with the existing residence, garage, and guest house, the project would result in a total floor area of 3,680 square feet on the 1.14 acre lot, and a floor area ratio of 7.4 percent. The accessory structure would reach a maximum height of 22.5 feet above natural grade, and would have the following minimum setbacks: 32 feet from the developed portion of Pine Crest; 20 feet from the right of way along the northern front property line; 46.5 feet eastern side property line; and 44.5 feet to the southern rear property line. The subject property is located at **35 Pine Crest, Inverness**, and is further identified as **Assessor's Parcel 114-100-17**.

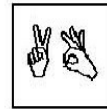
*Should controversy develop, any matter under Consent consideration
will be rescheduled and heard after the last item on the calendar.

HEARING ITEM

9:20 A.M. H1. **COASTAL PERMIT (CP 05-52) DESIGN REVIEW (DM 05-93) AND SECOND UNIT PERMIT: GARY FERGUS AND ISABELLE BEEKMAN** **CG**

The applicant, Thayer Hopkins, on behalf of the owners, Gary Fergus and Isabelle Beekman, is requesting Coastal Permit, Minor Design Review, and Second Unit Permit approval to construct a 736 square foot second unit with a 442 96 square foot lower utility room on a 17,375 square foot property in Inverness. As modified by the applicant, the proposed second unit would maintain a maximum height of ~~22 feet, 10 inches~~ 19 feet, 6 inches above natural grade and would maintain the following setbacks from the closest corresponding property lines: 21.5 feet from the north (rear) property line, 6-feet 9¾-inches from the east (side) property line, and 72 feet from the west (side) property line. Proposed exterior materials include stained cedar siding and dark gray composition shingle roofing. The proposal includes the construction of an additional on-site sewage disposal system to serve the second dwelling unit. The subject property is located at **193 Park Avenue, Inverness**, and is further identified as **Assessor's Parcel 112-251-14**.

This item was continued from the hearings of November 15, 2007 and January 31, 2008. Staff will present the revised Resolution # 08-106 for ratification at the February 14, 2008 hearing.



American sign language interpreters and assistive listening devices may be requested by calling (415) 499-6172 (TDD) or (415) 499-6104 (TDD & Voice) at least 72 hours in advance. Copies of documents are available in accessible formats upon request.