

MARIN COUNTY DEPUTY ZONING ADMINISTRATOR AGENDA
Marin County Civic Center, Room 328 - San Rafael
REGULAR MEETING May 27, 2010

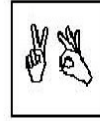
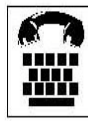
Johanna Patri, Hearing Officer

9:00 A.M. C1. COASTAL PERMIT (CP 10-18) AND USE PERMIT (UP 10-13):
RAYMOND MARCOTTE **LAJ**

A proposal to legalize a 200-square-foot addition to an existing 400-square-foot detached garage. The resulting one-story, 600-square-foot, 12-foot high structure would result in a 8% floor area ratio and maintain the following setbacks: (1) 9.78 feet from the easterly street side property line; (2) 107 feet from the southerly rear property line; (3) 70 feet from the westerly side property line; and (4) over 150 feet from the northerly front property line. Per Marin County Code Section 22.56.050.D2I, a Coastal Permit is required because the detached structure is over 400 square feet. A Use Permit is required for a detached accessory structure to be located within the required 10-foot setback to Fern Avenue. The zoning for this parcel C-RA:B2 (Coastal Residential, Agricultural, 10,000-square foot minimum lot area). The subject property is located at **201 Elm Road, Bolinas**, and is further identified as **Assessor's Parcel 192-192-29**.

9:05 A.M. C2. COASTAL PERMIT, (CP 10-25), DESIGN REVIEW (DR 10-57)
AND SECOND UNIT PERMIT (SU 10-10):
KATHLEEN AND LOUIS WILLIAMS **VCP**

A proposal to construct the following improvements on an approximately 87,472 square foot parcel in Inverness: (1) a new, two-story, 3,210 square foot single-family residence; (2) a 537 square foot, 13.5-foot high detached garage and greenhouse (108 square foot greenhouse located on top of a garage); (3) conversion of an existing 797 square foot single-family residence into a 750 square foot second unit; (4) a new 12-foot by 24-foot in-ground pool; (5) an on-site sewage disposal system to serve the new residence; (6) an approximately 140 foot long driveway with retaining walls varying in height from 1 to 5 feet; and (7) legalization of the existing 706 square foot yurt. As proposed, the dwelling would have a maximum height of 25 feet and would maintain the following minimum setbacks from corresponding property lines and access easements: 34 feet from the northerly front property line (along Via De La Vista); 21 feet from the westerly side property line; and over 100 feet from the easterly side and southerly rear property lines. Proposed building materials include brown/olive standing seam metal roofing, tan/green cement plaster siding, and beige window and door trim. The subject property is located at **111 Via de la Vista, Inverness**, and is further identified as **Assessor's Parcel 112-220-14**.



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.