

**MARIN COUNTY DEPUTY ZONING ADMINISTRATOR AGENDA**  
**Marin County Civic Center, Room 328 - San Rafael**  
**REGULAR MEETING June 17, 2010**

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**Jeremy Tejrjian, AICP, Hearing Officer**

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**9:00 A.M.      C1.      VARIANCE (VR 10-9): JO ANN BANK      KT**

A proposal to construct a new walkway connecting the street to the residence and modifications to the existing flat roof to incorporate two gables to prevent leaking and to break up the mass of the roof. In order to construct the walkway, one redwood tree, measuring 5 inches in diameter would be removed. Variance approval is required because the existing residence is partially constructed within the road right-of-way of Edgewood Avenue and therefore the proposed modifications are both within the front setback area and the road right-of-way. The property is addressed as **610 Edgewood Avenue, Mill Valley**, and is further identified as **Assessor's Parcel Number 046-320-08**.

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**Johanna Patri, Hearing Officer**

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**9:05 A.M.      C2.      COASTAL PERMIT (CP 10-21) AND  
MINOR DESIGN REVIEW (DM 10-22): JAMES LAWS      LAJ**

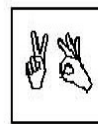
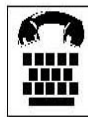
A proposal to consider the Laws Coastal Permit and Minor Design Review applications to construct of a new, 750-square foot, detached structure that would be accessory to an existing 2,700-square foot single-family residence on a 1-acre lot. The one-story, 15-foot high structure would result in an 8% floor area ratio. The exterior wall of the structure would have the following minimum setbacks: 43 feet from the southerly front property line and 6 feet from the easterly side property line. The zoning for this parcel is C-RSP-0.33 (Coastal, Single-family Residential Planned, 1 unit/3 acres) and C-RSP-0.5 (Coastal, Single-family Residential Planned, 1 unit/2 acres). The subject property is located at **180 Keith Way, Inverness**, and is further identified as **Assessor's Parcel 112-112-15..**

9:15 A.M.

H1. **VARIANCE (VR 10-18) AND DESIGN REVIEW (DR 10-83):  
JEFFREY PRATT**

DH

A proposal to allow construction of a 1,053 square foot, 3 car garage, a 34 square foot ground floor addition, a 744 square foot, second story addition, and a new, 712 square foot ground level wrap around covered porch on the existing 1,518 single family residence on a 2.8 acre property, which, in combination with existing accessory structures and the 683 square foot caretaker unit, would have a total building area of 11,787 square feet and a floor area ratio (FAR) of 9%. Design Review is required for development in excess of 4,000 square feet in a Planned District, and a Variance is required for FAR in excess of 5% in the A-10 zoning district. The proposed project would maintain setbacks of more than 100 feet from the northwest front property line, the northeast side property line, and the southeast rear property line, and 33.11 feet from the southwestern side property line. The zoning for this property is A10. The subject property is located at **15 Wildwood Lane, Novato**, and is further identified as **Assessor's Parcel 146-340-82**.



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.