

MARIN COUNTY DEPUTY ZONING ADMINISTRATOR

RESOLUTION NO. 11-123
A RESOLUTION APPROVING FERGUS-BEEKMAN
COASTAL PERMIT AND MINOR DESIGN REVIEW EXTENSION
193 PARK AVENUE, INVERNESS
ASSESSOR'S PARCEL 112-251-14

SECTION I: FINDINGS

- I. WHEREAS, Gary Fergus, is seeking a time extension to vest the Fergus-Beekman Coastal Permit 05-52 and Minor Design Review 05-93, which permitted the construction of a new 736-square foot second unit with a maximum height of 15 feet, 8 inches above natural grade to the roof ridge, with a maximum 91-square foot lower utility room with a maximum exterior height of 5 feet, excavated 2 feet below grade, or a maximum interior clearance of 7 feet in height on the 17,375-square foot lot. The structure would have the following minimum setbacks: 1) 22 feet from the north rear property line, 2) 8 feet 10 inches from the east side property line; 3) 70 feet from the west side property line. The structure would be finished with shingle siding and dark gray composition shingle roofing to match the existing residence. A separate Second Unit Permit extension for SU 08-18, approved administratively, will also be required following an approved extension for the Coastal Permit and Design Review. The subject property is located at **193 Park Avenue, Inverness**, and is further identified as **Assessor's Parcel 112-251-14**.
- II. WHEREAS the Marin County Deputy Zoning Administrator held a duly-noticed public hearing June 30, 2011, to consider the merits of the project and hear testimony in favor of and in opposition to the project.
- III. WHEREAS the Marin County Deputy Zoning Administrator finds that the proposed project is Categorically Exempt from the requirements of the California Environmental Quality Act, per Section 15303, Class 3 of the CEQA Guidelines because it entails construction of a detached accessory structure, which will not result in substantial grading, vegetation removal, or other potentially significant impacts to the environment.
- IV. WHEREAS the Marin County Deputy Zoning Administrator finds that the proposed project has not changed and remains consistent with the Marin Countywide Plan, Local Coastal Program, Inverness Ridge Communities Plan, and the mandatory findings for a Coastal Permit (Section 22.56.130I of the Marin County Code) and Design Review (Section 22.82.120I of the Marin County Code), as originally approved and conditioned by the Deputy Zoning Administrator, with Resolution 08-109 on February 14, 2008.

SECTION II: VESTING, PERMIT DURATION, AND APPEAL RIGHTS

NOW, THEREFORE BE IT FURTHER RESOLVED that the applicant must vest this Coastal Permit and Design Review approval by complying with all conditions of approval as originally approved and conditioned by the Deputy Zoning Administrator, with Resolution 08-109 on February 14, 2008, obtaining Building Permits for the approved work, and substantially completing approved work before **February 14, 2013**, or all rights granted in this approval shall lapse unless the applicant applies for an extension at least 30 days before the expiration date above and the Deputy Zoning Administrator

approves it. An extension of up to one year may be granted for cause pursuant to Section 22.56.1201 of the Marin County Code.

The Building Permit approval expires if the building or work authorized is not commenced within one year from the issuance of such permit. A Building Permit is valid for two years during which construction is required to be completed. All permits shall expire by limitation and become null and void if the building or work authorized by such permit is not completed within two years from the date of such permit. Please be advised that if your Building Permit lapses after the vesting date stipulated in the Planning permit (and no extensions have been granted), the Building Permit and planning approvals may become null and void. Should you have difficulty meeting the deadline for completing the work pursuant to a Building Permit, the applicant may apply for an extension at least 10 days before the expiration of the Planning permit.

NOW, THEREFORE BE IT FURTHER RESOLVED that this decision is final unless appealed to the Planning Commission. A Petition for Appeal and a \$600.00 filing fee must be submitted in the Community Development Agency - Planning Division, Room 308, Civic Center, San Rafael, no later than **12:00 p.m. (noon) on July 8, 2011.**

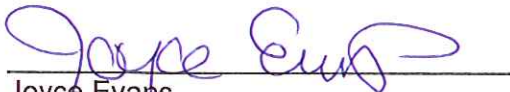
SECTION III: ACTION

PASSED AND ADOPTED at a regular meeting of the Deputy Zoning Administrator of the County of Marin, State of California, on the 30th day of June 2011.



BENJAMIN BERTO
MARIN COUNTY DEPUTY ZONING ADMINISTRATOR

Attest:



Joyce Evans
DZA Secretary