

**MARIN COUNTY PLANNING COMMISSION AGENDA**  
Marin County Civic Center, Room 328, San Rafael  
REGULAR – January 10, 2005

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- 1:00 P.M.
1. ROUTINE TRANSACTIONS
    - a. Incorporate Staff Reports into Minutes
    - b. Continuances
    - c. Approval of Minutes
  2. ELECTION OF OFFICERS
  3. COMMUNICATIONS
  4. DIRECTOR'S ORAL REPORT
    - a. Update on Board of Supervisors Actions
    - b. Report on On-Going/Pending Development Projects
  5. OPEN TIME FOR PUBLIC EXPRESSION (LIMITED TO THREE MINUTES PER SPEAKER)
  6. FUTURE AGENDA DISCUSSION ITEMS, FIELD TRIPS

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- 1:30 P.M.      7. APPEAL: CANON VARIANCE (HARTH) CH

Public hearing to consider an appeal filed by Kenneth Harth of the Community Development Agency's administrative denial of the Canon Variance. The project is a proposal to construct a new covered entry porch and approximately 118.5 square feet of additions onto the existing 2,433 square foot single-family dwelling. Variance approval is required because (1) the porch would encroach 10 feet, 8 inches into the front yard setback where a 6-foot encroachment would otherwise be permitted, and (2) the 31.5 square foot bedroom addition would be located 22 feet, 4 inches from the westerly front property line where a setback of 25 feet from the front property line would otherwise be required. The appellant sets forth the following bases of appeal: 1) the finding for special circumstances can be made due to the existence of a large tree and steep slope in the rear yard, and due to the overall width of North Almenar Drive; 2) the project would not constitute a special privilege because other single family dwellings have similar encroachments; and 3) the project does not result in detriment because the community character is defined by various degrees of structural encroachments into yard areas along North Almenar Drive. The subject property is located at **224 N. Almenar Drive, Greenbrae**, and is further identified as **Assessor's Parcel 070-095-05**.



American sign language interpreters may be requested by calling (415) 499-6172 (TTY) or (415) 499-6278 (voice) at least 72 hours in advance. Copies of documents are available in accessible formats upon written request. The agenda is available on the Internet at <http://www.co.marin.ca.us/SysApps/Calendar/pub/MeetingIndex.cfm?SponsorSid=2>