



**NOTICE OF MARIN COUNTY DEPUTY ZONING ADMINISTRATOR CONTINUED HEARING
Beug and Vinall Coastal Permit and Design Review
Project ID P2772**

NOTICE IS HEREBY GIVEN that the Marin County Deputy Zoning Administrator (DZA) will consider issuing a decision on Beug and Vinall Coastal Permit and Design Review during a public hearing scheduled on **Thursday, January 14, 2021 and it was continued from the hearing of August 27, 2020**. The applicant for the project is Paul Discoe Design, and the property is located on a vacant property at the end of Fox Drive in Inverness, further identified as Assessor's Parcel 166-020-37.

The applicant requests Coastal Permit and Design Review approval to construct a new 2,064 square foot residence and a 992 square foot detached accessory structure (garage and storage), on a vacant lot in Inverness. The 2,310 square feet of proposed development would result in a floor area ratio of .2 percent on the 879,912 square foot lot. The proposed residence would reach a maximum height of 15 feet, 7 inches above surrounding grade and the exterior walls would have the following setbacks: 102.99 feet from the northern front roadway easement (Fox Dive); 241.53 feet from the eastern Fox Drive easement; 330.36 feet from the western side property line; 547.81 feet from the southern rear property line. The proposed accessory structure would reach a maximum height of 16 feet, 9 inches above surrounding grade and the exterior walls would have the following setbacks: 77.38 feet from the northern front roadway easement (Fox Dive); more than 200 feet from the eastern Fox Drive easement; more than 300 feet from the western side property line; more than 550 feet from the southern rear property line. Various site improvements would also be entailed in the proposed development, including the installation of a septic system and removal of 11 trees.

For more information about the Beug and Vinall Coastal Permit and Design Review, please visit the Planning Division's project webpage at:

https://www.marincounty.org/depts/cd/divisions/planning/projects/west-marin/beug-and-vinall_cp_dr_p2772_in. Project plans and other documents related to the application are available on the project's webpage, where you can subscribe to receive email notifications and updates. For more information about the DZA hearing, please visit the Planning Division's DZA hearings webpage at: <http://www.marincounty.org/depts/cd/divisions/planning/boards-commissions-and-public-hearings/dza>.

In compliance with local and state shelter-in-place orders, and as allowed by Governor Newsom's Executive Order N-29-20, the DZA will not be providing a location for the public to attend the hearing in person. Members of the public may attend and participate in this DZA hearing online, using Zoom. To participate in a DZA hearing please visit the DZA hearings webpage at <http://www.marincounty.org/depts/cd/divisions/planning/boards-commissions-and-public-hearings/dza> and follow the instructions provided.

DZA hearings normally begin at 10:00 AM, but a more precise time will be indicated on the hearing agenda posted on the DZA hearings webpage one week before the hearing. A staff report will be available on the project webpage and the DZA hearing webpage on January 8, 2021.

The decision on this application is appealable to the Planning Commission. In addition, this project is appealable to the California Coastal Commission under Section 30603(a) of the California Public Resources Code. If you challenge the decision on this application in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Division during or prior to the public hearing. (Government Code Section 65009(b)(2).)

December 24, 2020

Kathleen Kilgariff
Planner



All public meetings and events sponsored or conducted by the County of Marin are held in accessible sites. Requests for accommodations may be made by calling (415) 473-4381 (Voice) 473-3232 (TDD/TTY) or by e-mail at disabilityaccess@marincounty.org at least four work days in advance of the event. Copies of documents are available in alternative formats, upon request.