COUNTY OF MARIN

COMMUNITY DEVELOPMENT AGENCY
PLANNING DIVISION

NOTICE AND REFERRAL OF PLANNING APPLICATION
Blechen Design Review (DR) and Accessory Dwelling Unit (ADU)
Project ID P2130

The Marin County Planning Division is requesting that organizations and individuals interested in the Blechen DR and ADU provide us with written comments on the project by October 16, 2018. The applicant for the project is Pacific Design Review, and the property is located at 1 Fawn Court, San Anselmo, further identified as Assessor's Parcel 112-201-09.

The applicant requests Design Review and Accessory Dwelling Unit Permit approval to demolish the existing one-story single-family residence and construct a new two-story 5,934-square-foot single-family residence, with an attached 822 square foot garage, and a detached 922 square foot accessory dwelling unit, in unincorporated San Anselmo. The proposed development would consist of 6,157 square feet of total building area and 5,934 square feet of total floor area, which would result in a floor area ratio of 7.3 percent on the 81,619-square-foot (1.87-acre) lot. The single-family residence would reach a maximum height of 27 feet 3 inches above existing grade, and the accessory dwelling unit would reach a maximum height of 18 feet 3 inches above existing grade. The exterior walls of the main residence would have the following setbacks: 37 feet from the northern property line; 95 feet 7 inches from the southern side property line; 25 feet 7 inches from the western property line, and 11 feet 8 inches from the eastern property line. The exterior walls of the accessory dwelling unit would have the following setbacks: 60 feet from the northern property line; 81 feet 10 inches from the southern property line; 39 feet from the western property line; and 194 feet 7 inches from the eastern property line.

Design Review approval is required pursuant to Marin County Code Section 22.42.020.A because the property is located within a Planned Zoning District. Accessory Dwelling Unit approval is required pursuant to Marin County Code Section 22.56.020.

For more information about the Blechen DR and ADU permit application, please visit the Planning Division's website at: https://www.marincounty.org/depts/cd/divisions/planning/projects/sleepy-hollow/blechen_dr_p2017_sa (or by searching for Blechen Design Review). 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. Hard copies of all of the application materials, including project plans and any technical reports, are available at the Planning Division's public service counter, which is normally open from 8 AM until 4 PM, Mondays through Thursdays.

September 25, 2018

Leslie Lacko
Planner