



COMMUNITY DEVELOPMENT AGENCY
PLANNING DIVISION

NOTICE OF MARIN COUNTY DEPUTY ZONING ADMINISTRATOR HEARING
Drohan Coastal Permit and Design Review
Project ID P2130

NOTICE IS HEREBY GIVEN that the Marin County Deputy Zoning Administrator (DZA) will consider issuing a decision on the Drohan Coastal Permit and Design Review during a public hearing scheduled on Thursday, June 27, 2019. The applicant for the project is Nina Nazarov, and the property is located at 75 Heather Lane, Inverness, further identified as Assessor's Parcel 112-201-09.

The applicant is requesting Coastal Permit and Design Review approval to demolish an existing 1,136-square-foot residence and construct a new 2,223-square-foot residence on a developed lot in Inverness. The 2,223 square feet of proposed development would result in a floor area ratio of 17 percent on the 131,772-square-foot lot. The proposed residence would reach a maximum height of 24 feet 10 inches above surrounding grade. Exterior walls of the principal residence would have the following setbacks: 46 feet 5 inches from the north front property line; 291 feet from the west side property line; 269 feet from the east side property line; 119 feet from the south rear property line. Other site improvements entailed in the proposed development include retaining walls that would reach a maximum height of 12 feet above grade.

For more information about the Drohan 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/drohan-family-trust_cp_dr_p2130_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. 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. 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>.

The DZA hearing on the application will be held in the Marin County Hearing Chambers (Rooms 328/330, Administration Building), Civic Center, San Rafael, California, where anyone interested in this matter may appear and be heard. DZA hearings generally begin at 10:00 AM, but a more precise time will be indicated on the hearing agenda posted on the DZA hearing webpage one week before the hearing. A staff report will be available on the project webpage and the DZA hearing webpage on Friday, June 21, 2019.

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).)

June 6, 2019

Leslie Lacko
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.