



NOTICE AND REFERRAL OF PLANNING APPLICATION

Gallagher Variance

Project ID P3821

The Marin County Planning Division is requesting that organizations and individuals interested in the Gallagher Variance application provide us with written comments on the project by June 7, 2023. The applicant for the project is David Holscher, Architect, and the property is located at 8 Russell Ave., Kentfield, CA 94904, further identified as Assessor's Parcel 071-144-47.

The applicant requests Variance approval to construct a 1,523-square-foot addition to an existing residence located in the unincorporated community of Kentfield. The 1,523-square-foot addition would entail a 478-square-foot upper-level addition and a 1,045-square-foot lower-level addition which includes an attached 741-square-foot accessory dwelling unit (ADU) that would be reviewed and approved through the ministerial building permit process. The 1,523-square-foot addition to the existing residence would result in a floor area ratio of 51 percent on the 4,710-square-foot lot.

The proposed addition would reach a maximum height of 26 feet, 9 inches above the surrounding grade, and the exterior walls would have the following setbacks: 30 feet from the eastern front property line, 5 feet, 6 inches from the northern side property line, 6 feet, 3 inches from the southern side property line, and 47 feet, 5 inches from the western rear property line. Various site improvements would also be entailed in the proposed development, including new attached decks, retaining walls, and a new stairway into the backyard.

Variance approval is required pursuant to Section 22.54.020 of the Marin County Development Code because the project proposes additions that would increase the floor area ratio above 30 percent on a property located in a conventional zoning district.

For more information about the Gallagher Variance application, please visit the Planning Division's website at: <https://www.marincounty.org/depts/cd/divisions/planning/projects> and search for the project with the following name "Gallagher Variance" located in the Kentfield/Greenbrae panel. 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.

May 18, 2023

Joshua Bertain
Planner