



**PLANNING DIVISION TRANSMITTAL**

**TO:** Tamalpais Design Review Board  
**FROM:** Joshua Bertain, Assistant Planner  
**DATE:** July 8, 2022  
**RE:** Hartman Trust Variance  
22 Ethel Ln., Mill Valley, CA 94941  
Assessor's Parcel 048-061-54  
Project ID P3674

**APPLICANT:** David and Margaret Hartman  
22 Ethel Ln., Mill Valley, CA

**CONTACT:** Donna Warrington  
(415) 613-1665  
[donnamwarrington@gmail.com](mailto:donnamwarrington@gmail.com)

**DECISIONMAKER FOR THIS APPLICATION:** Agency Director (Administrative)

**PROJECT SUMMARY**

The applicant requests Variance approval to construct a 602 square-foot addition to the first floor of an existing two-story residence located in an unincorporated area of Mill Valley. The 602 square feet of proposed development would result in a floor area ratio of 13 percent on the 22,751 square foot lot. The addition would reach a maximum height of 17 feet, 4 inches above the surrounding grade and the exterior walls would have the following setbacks: 80 feet from the eastern front property line; 28 feet, 6 inches from the northern side property line; 27 feet from the southern side property line; and 8 feet from the western rear property line. Various site improvements would also be entailed in the proposed development, including a new deck that would provide an exterior connection to the area of proposed additions.

Variance approval is required pursuant to Section 22.54.020 of the Marin County Development Code because the project proposes an addition within a required setback.

Zoning: R1 (Residential Single Family)  
Countywide Plan Designation: SF6 (Low-Density Residential)  
Community Plan (if applicable): Tamalpais

For more information on this application, please visit the Planning Division's website at: <http://www.marincounty.org/depts/cd/divisions/planning/projects>. 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.

## **AGENCY RESPONSE**

In your response to this transmittal, please provide the following information:

1. Indicate whether the application materials contain enough information for you to determine whether the applicant can readily comply with your agency's standards.
2. If the application does not contain enough information for you to determine whether the project can readily comply with your agency's standards, please list the information that you will need to make this determination.
3. If the application contains sufficient information for your review, please indicate whether the project is feasible as proposed or needs substantial modifications to comply with your agency's standards.
4. If the project needs to be substantially modified to comply with your agency's standards, please describe the scope of those modifications.

In your response, please indicate whether you would like to impose requirements on the project. We will forward your comments to the applicants/owners so they are aware of your agency's requirements. In some cases, we may incorporate your agency's discretionary requirements into conditions of approval. Please note that conditions of approval for discretionary planning permits may be overturned on appeal to the Planning Commission or Board of Supervisors. We will send you a copy of the final decision if the project is approved.

If you wish to recommend that the application be deemed incomplete, you must provide your request for additional information by **July 22, 2022**. Otherwise, please provide your comments on the merits of this application by **July 27, 2022**.

Please contact me at (415) 473-3171 or [jbertain@marincounty.org](mailto:jbertain@marincounty.org) if you have any questions. Thank you.