

Kentfield Planning Advisory Board

P.O. Box 304, Kentfield, California 94914

Agenda: Wednesday, July 22, 2015

7:30 p.m., Deedy Lounge, Student Center, College of Marin

The public is invited to speak on any item on the agenda or at open time.

7:30 Open Time and Review of Minutes of June 10, 2015

7:35. Zaret Variance & Design Review. 112 Murray Avenue (Greeley)

Application proposes construction of a new parking space, on the street within the Murray Avenue right-of-way. The parking space would be supported by retaining walls ranging from 3 feet to a maximum of 7 feet, eight inches in height. Also proposed is a 303 square feet in additions to the existing residence, with additions located above the garage. The floor area ratio for the remodeled home on the 7,679 square foot lot would be approximately 17%. The building additions would maintain the existing roof height and have the following minimum setbacks from property lines: 18 feet, 4 inches from north front, and 6 feet from the west side.

Variance approval is required for two reasons. The parking space exceeds 18 inches in height above grade and extends beyond the property line, for which variance approval is specified by Section 22.20.090C(2) of the Marin County Development Code. In addition, the proposed addition does not meet the minimum 25 foot front setback required by R-1 zoning. Design review approval is required for the retaining walls since they exceed 4 feet in height.

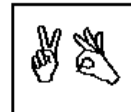
8:15 Other business.

Directions: Deedy Lounge is in the lowest floor of the Student Center, in the corner of the building nearest the creek and the new science building. You may have to go through the cafeteria. Look for sign on door.

Agenda information: Anne Petersen, 415-453-1372

The Kentfield Planning Advisory Board meets 2nd and 4th Wednesdays at 7:30 PM, in the College of Marin Student Center. The Board reviews and makes recommendations to the County on projects in the unincorporated Kentfield area, excluding Kent Woodlands. Recommendations are advisory only. (Public notices online:

http://www.co.marin.ca.us/depts/CD/Main/comdev/CURRENT/notices/public_notices.htm)



In accordance with the Americans with Disabilities Act, if you need special assistance (i.e. auxiliary aids or services) in order to participate in this public meeting, please contact the Clerk of the Board of Supervisors by calling (415) 499-6172 (TTY) or (415) 499-7331 (voice) **at least five (5) business days** prior to the meeting.