NOTICE AND REFERRAL OF PLANNING APPLICATION
Levine Design Review
Project ID 3033

The Marin County Planning Division is requesting that organizations and individuals interested in the Levine Design Review provide us with written comments on the project by March 17, 2021. The applicant for the project is Debbi Peterson, Architect and the property is located at 32 Greensburgh Lane, San Anselmo, further identified as Assessor's Parcel 176-112-01.

The applicant is requesting Design Review approval to construct a new 130 square-foot, first-floor addition to an existing residence on a developed lot in San Anselmo. The property includes a single-family residence with an attached garage, and an outbuilding in the back yard. The applicant proposes a 130 square-foot addition to the residence, increasing the floor area from 5,261 square feet to 5,391 square feet and would result in a floor area ratio of 14.35 percent on the 37,572 square foot lot. The proposed addition would reach a maximum height of 17 feet, 6 inches above surrounding grade and the exterior walls would have the following setbacks: 79 feet from the southern front property line; 15 feet from the western side property line; 77 feet from the eastern side property line; 196 feet from the northern rear property line.

Design Review approval is required pursuant to Marin County Development Code Section 22.42.020.B., because the project would result in a floor area exceeding 3,500 square feet in R1-BD (Residential Single-Family, Sleepy Hollow), a conventional zoning district.

For more information about the Levine Design Review, please visit the Planning Division's website at: https://www.marincounty.org/depts/cd/divisions/planning/projects under the "Sleepy Hollow" area (or by searching for "Levine 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.

February 24, 2021

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