



PUBLIC NOTICE
Maiero Design Review and Tree Removal Permit
Project ID P1609

NOTICE IS HEREBY GIVEN that the Marin County Planning Division will issue a decision on the Maiero Design Review application between July 17, 2017 and September 5, 2017. The applicant for the project is Thomas Maiero, and the property is located at 405 Gage Lane in Novato, further identified as Assessor's Parcel 146-310-05.

The applicant is requesting Design Review and Tree Removal Permit approval to construct a new single-family residence and horse barn on the property located at 405 Gage Lane in Novato. The proposed residence would be 6,630 square feet in size, not including the (attached) 912 square-foot garage. The residence is proposed to be approximately 30 feet in height above surrounding grade and would have the following setbacks from the exterior walls: 481 feet from the northern front property line; approximately 800 feet from the western side property line; approximately 550 feet from the eastern side property line; and more than 900 feet from the southern rear property line. The proposed horse barn would be 4,355 square feet in size. The barn is proposed to be approximately 25 feet in height above surrounding grade and would have the following setbacks from the exterior walls: 194 feet from the northern front property line; approximately 650 feet from the western and eastern side property lines; and more than 1,000 feet from the southern rear property line. There is an existing residence on the property. Altogether, the proposed building area on the property is 14,742 square feet. The proposed floor area is 13,952 square feet, for a total floor area of 1% on the 45 acre lot. The applicant also intends to construct a variety of site improvements on the property in conjunction with the residential development, including a new driveway, new emergency vehicle turnaround, and new patios surrounding the proposed residence. Further, he intends to upgrade the existing septic system and extend the sewer and water lines to serve the newly proposed residence.

Design Review approval is required because the project consists of a request to construct more than 4,000 square feet of building area. A Tree Removal Permit is required because one or more protected or heritage status trees will be removed to facilitate construction of the project.

For more information about the Maiero Design Review and Tree Removal Permit, please visit the Planning Division's website at: https://www.marincounty.org/depts/cd/divisions/planning/projects/novato/maiero_dr_tr_p1608_n_o (or by searching for "Maiero 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. 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.

July 7, 2017

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