



PROJECT STATUS

February 5, 2021

Beverly VanDyke
311 Shoreline Highway
Mill Valley, California 94541

RE: Narayanan Vasudev Variance
311 Shoreline Highway, Mill Valley
Assessor's Parcel 052-041-26
Project ID P2972

Dear Ms. VanDyke,

The Planning Division has determined that your application is complete and accepted it for filing. I will issue a decision on your application between February 26, 2021 and March 18, 2021.

Preliminary Merits Comments

You have applied for a Variance to allow a portion of the eave of a replacement roof to extend over an existing entry door into the required front setback. The County is required to make certain findings when approving a Variance. In particular, the findings state that a Variance may only be approved if there is a special circumstance such as location, shape, size, surroundings or topography such that the strict application of the County's Development Code would deny the property owner of a privilege enjoyed by other owners in the vicinity under identical zoning districts.

It appears that there is no special circumstance inherent in the project site that would justify a deviation in the application of the setback requirements for the site. Therefore, staff recommends that you withdraw the application and submit a revised project that complies with the County's Development Code requirements. Should you re-instate your project within 60 days of withdrawal, you will not incur additional processing fees.

Please do not hesitate to call me at (415) 473-3615 or contact me via email at mlevenson@marincounty.org as questions arise regarding your application or the development review process. I will return voicemail messages before the end of the next business day. Thank you.

Sincerely,

Michelle Levenson

Michelle Levenson
Senior Planner

Attachment:

1. Variance Fact Sheet

cc: Steve Thompson, Architect