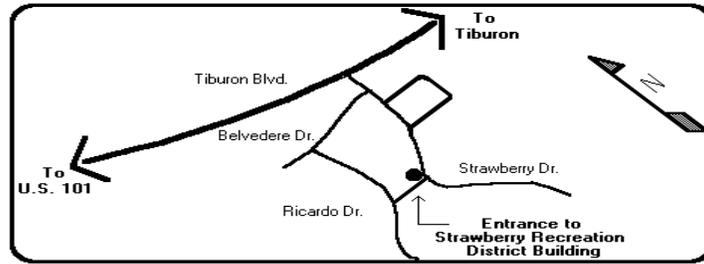


STRAWBERRY DESIGN REVIEW BOARD

118 E. Strawberry Drive, Mill Valley, CA 94941



Agenda for Monday, August 6, 2018 MEETING Strawberry Rec Center Meeting Room – first floor

7:35 PM: CALL TO ORDER

1. Open time for public comments.
2. Approval of Minutes from previous meetings.
3. **212 Richardson Drive addition.** The applicant requests Variance approval to construct an approximately 47-square-foot portion of an 896-square-foot addition to a residence on a developed lot in Mill Valley. The 47 square feet of proposed development would encroach into the required 25-foot, front setback by 11 inches at the southeast corner and 1 foot 2 3/4 inches at the northeast corner leaving a proposed setback that measures 24 feet 1 inch to 23 feet 9 1/4 inches. The total 896-square-foot addition would result in a floor area ratio of 29 percent on the 8,499-square-foot lot. The proposed building would reach a maximum height of 26 feet 3 inches above surrounding grade and would have the following setbacks from the exterior walls: 20 feet 6 3/4 inches from the rear property line; and 10 feet from the side property lines.

Variance approval is required because the project does not meet the setback standards for the R1-B2 Zone pursuant to Marin County Development Code Section 22.54.020.

4. **102 Neider Lane revised decks.** The project has been revised to remove the proposed lower deck from the scope of work and other revisions. The applicant requests Design Review approval to replace an existing 167 square-foot rear lower deck and construct a new 43 square-foot rear lower deck and a new 766 square-foot upper rear deck along the northern side of an existing single-family residence in Mill Valley. The project also includes the following improvements: the construction of new upper and lower level stairs; the construction of retaining walls in the rear yard ranging in height from 2 feet, 2 inches to 6 feet tall; earthwork that would result in 27.14 cubic yards of cut and 39.14 cubic yards of fill to raise existing grade, resulting in a new 1,624 square-foot rear yard; and an 8-foot tall screening wall along the western side of the new proposed upper deck. The new upper level deck is proposed to reach a maximum height of 17 feet, 11 1/2 inches from surrounding grade. The new upper level deck is proposed to be located approximately 32 feet from the southern front property line; 10 feet, 5 1/2 inches from the western side property line; 18 feet, 6 inches from the eastern side property line; and 31 feet, 11 inches from the northern rear property line.

Design Review approval is required pursuant to Marin County Code Section 22.42.025.G because the property is located in a planned zoning district and the proposed deck exceeds a height of 5 feet from grade.

NOTICE The **Strawberry Design Review Board** meets on the 1st and 3rd Mondays at 7:35PM in the Strawberry Rec Center building first floor. The Board reviews and makes recommendations to the County on projects covered by the Strawberry Community Plan. Recommendations are advisory only. Public notices, email notifications are online at: <http://www.marincounty.org/depts/cd/divisions/planning/boards-commissions-and-public-hearings/dr/strawberry-dr/>