

Tam Design Review Board

C/O April Post, 314 Marin Ave., Mill Valley, Ca 94941

AGENDA - Public Hearing - November 24, 2014

<http://www.marincounty.org/depts/cd/divisions/planning/projects>

Call to order: 7PM

1. Approval of minutes of Nov 19, 2014
2. Public comment on items not on the agenda
3. Communications & Correspondence

1. **Boscoe Variance, 30 Laverne Ave.**

Project ID's 2014-0386

Parcel # 048-061-32, Zoning R-1, CWP SF6

Applicant: Hood Thomas Architects Planner: Heidi Scoble

Project Description: The applicant is seeking a Variance for relief from the southern front yard setback and eastern side yard setback in order to allow for the conversion of an existing one-car garage into a game room for a single family residence located in the R1 zoning district. The existing one-story, one-car garage is 208sqft, and has a maximum height of approximately 10ft above surrounding grade and the exterior walls have the following minimum setbacks: 12ft from the southern front property line; 1ft from the eastern side property line; 55ft from the western side property line; and 52ft from the northern rear property line.

Variance approval is required because the converted garage would encroach into the 25-foot southern front yard setback and the 6ft eastern side yard setback.

2. **Preview, without comment, any plans brought forward not on the agenda.**

MEETING LOCATION: The "Cabin" @ 60 Tennessee Valley Rd. near Hwy 1

TDRB is advisory to the Marin Co. Planning Dept. Visit the website at

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