

Tam Design Review Board

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

AGENDA - Public Hearing - July 16, 2014

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

Call to order: 7PM

- Approval of minutes of June 18, 2014
- Public comment on items not on the agenda
- Communications & Correspondence: Board comments on the story poles at 538 Northern, in response to email from planner, Lorene Jackson.

1. Levene Addition, 642 Northern Ave.

Project ID 2014-0235

Parcel # 049-074-08, Zoning: RA-B2, CWP SF5

Applicant: Alan Jones Planner: Heidi Scoble

Project Description: The applicant is requesting Design Review approval to legalize a 163sqft addition that was constructed onto an existing detached accessory structure. The addition is 11.5ft tall and has the following setbacks: 3.5ft from the northerly rear property line, 5ft 10in from the easterly side property line, 94ft to the southerly front property line, and 45ft to the westerly side property line. Insufficient information has been submitted to determine whether the conversion of the original garage to living area requires Design Review.

Design Review – based on MCDC 22.20.090.C2.C, DR to locate a detached accessory structure within a required setback. **Completeness & Merits**

2. Devero Deck Addition, 329 Durant Way

Project ID 14-0169

Parcel# 200-302-29, Zoning: RMP-2.5, CWP MF2

Applicant: Michael Fischer Planner: Heidi Scoble

Project Description: The applicant is requesting Design Review approval to construct a 285sqft second floor wooden deck extension to connect with a second floor wooden deck that was approved in 2004, for a single family condominium residence, within a two-unit building. The proposed deck would be approximately 14ft off the ground, as measured from the natural grade to the base of the deck at its highest point, and would have the following setbacks: 3.5ft from the easterly side property line, and 51ft from the southerly rear property line. No changes are proposed to the existing 1ft northerly or westerly property line are proposed.

Design Review – based on MCDC 22.42.060 **Completeness & Merits**

3. 346 Laverne Design Review, 346 Laverne Ave

Project ID 14-0234

Parcel# 047-181-15, Zoning: R1, CWP SF6

Applicant: McMahan Architects Planner: Lorene Jackson

Project Description: The application consists of the proposed construction of a new 4,822sqft single-family residence with a 627sqft attached garage on an 18,973.7sqft lot with an average slope of 23.8%. The two-story structure would attain a maximum height of approximately 29ft, result in a 26.2% FAR, and have the following setbacks: 25ft from the southerly front property line, 6ft from the easterly side property line, 6ft from the westerly side property line, and approximately 161ft from the northerly rear property line. The existing 691sqft residence and the two accessory structures would be removed. Design Review is required because the total building area is greater than 4,000sqft.

Design Review – based on MCDC 22.42.060 **Completeness & Merits**

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

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

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