

Tam Design Review Board
C/O April Post, 314 Marin Ave., Mill Valley, 94941
AGENDA - Public Hearing - Nov 2, 2016

Call to order: 7PM

Approval of minutes of Oct 19, 2016
Correspondence
Public comment on items not on the agenda

**1. Marler Variance, Project ID P1468,
253 Evergreen Ave. APN 047-221-24**

Applicant: Gary Millar Planner: Megan Alton

Requesting Variance approval to construct a new 374.84 square foot garage on a developed lot in Mill Valley. To accommodate the new garage approximately 40 square feet of floor area would be removed. The existing building and floor area is 2,047.43 square feet. The proposed development would result in a building area of 2,382.72 square feet and a floor area of 2,007.88 square feet. Therefore, the project would result in a floor area ratio of 29.2 percent of the 6,875 square foot lot. The proposed building would reach a maximum height of 14 feet above surrounding grade and the exterior walls would have the following setbacks: 14 feet 3 inches from the north front property line; 16 feet from the east side property line; 5 feet 3 inches from the west side property line; 53 feet from the south rear property line.

Variance review is required because the project encroaches into the required 25-foot front yard setback and the 6-foot side setbacks.

2. Preview without action, plans that may appear on future agendas

MEETING LOCATION: The Cabin, 60 Tennessee Valley Rd., near Hwy 1. TDRB is advisory to the Marin County Planning Department. <http://www.marincounty.org/depts/cd/divisions/planning/projects>