

Tam Design Review Board Minutes

Public Hearing - November 2, 2016

Call to order: 7PM April Post, Chair

Board Members Present: April Post, Alan Jones, John McCormick, Doron Dreksler

Approval of minutes of October 19, 2016: Dreksler / McCormick 4-0

Public comment on items not on the agenda: Jones announced that he is participating in a study of the co-existence of human habitation with salt marsh environments as part of the Environmental Forum of Marin Master Class 43. Tam Valley residents may be invited to a future study session to discuss options for a "soft" approach to adaptability to sea level rise.

Communications & Correspondence: None

Public Attended: Gary Millar, Mr. & Mrs. Marler

1. **Marler Variance, 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.

Plans were presented by applicant. Board was shown photo of story poles formerly installed. Proposed garage matches existing house and is stepped back to minimize impact on the street and neighboring properties. Plans have been shown to neighboring property owners and it is reported that they support the project.

Found complete and approved as submitted: Jones, McCormick 4-0

Merit comments: Stepping back of the garage and entry area improves visibility of oncoming traffic and pedestrians over the existing design and offsets any potential negative impact on the streetscape from building within the setback. On balance the design fits with the neighborhood and results in a net improvement to the street.