

## **Tam Design Review Board Minutes** **Public Hearing - January 4, 2017**

**Call to order:** 7PM Alan Jones, Chair

**Board Members Present:** Alan Jones, John McCormick, April Post

**Approval of minutes of December 21, 2016:** Post / McCormick 2nd

**Public comment on items not on the agenda:** None

**Communications & Correspondence:** None

**Public Attended:** Robin Corey, Bradford C. Tardy - Architect

**Cunningham Variance - Design Review:** 850 Chamberlain Court, Mill Valley; AP# 049-063-29 ;  
Project ID# P1531 ; Applicant: Bradford C. Tardy; Planner: Evelyn Garcia

**Project Summary:** Construct a new 241 sq' addition and a new entryway addition to an existing residence. The existing building area is 2,779 sq', and the existing floor area appears to be 2,299 sq'. The proposed development would result in a building area of 3,382 sq' and a floor area of 2,902 sq', with a FAR of 28% on a 10,104 sq' lot. The proposed development will reach a maximum height of 15 feet above surround grade. Setbacks from the exterior walls: 13 feet, 3 inches from the front property line; 9 feet, 6 inches from the West side property line; 14 feet, 9 inches from the East side property line; 56 feet, 2.5 inches from the rear property line.

**Variance Approval Required:** New garage addition & new bathroom addition on the lower level will be in the East side yard setback.

**Project Discussion:** Bradford C. Tardy, Architect, presented the plans: the remodel would expand the kitchen into existing back deck space; increase the garage space, from 2 cars to 3 cars (owner is a car collector); expand bathroom on lower floor located below the new garage; new entry porch to provide rain protection at the front door. New addition will lower garage roof and be inline with existing roof, new roof will match the existing. Exterior siding will be replaced on back of residence and match existing. The new garage addition will extend 3' into the 10' side yard setback, leaving a 7' plus/minus setback. When residence was built side yard setbacks were 5', at a later date the county changed the side yard setbacks to 10', per the architect, a number of the homes in the area are built to the 5' side yard set back. Landscaping: no trees will be removed for new addition; only 3 bushes will be removed. The remaining landscaping will not change. Rain leaders at back will be connected to existing system (an existing drain pipe runs thru the down slope neighbors yard), rain leaders at front will drain into existing street. TDRB noted that County Public Works will review and comment on the drainage design. Architect stated he will discuss the new addition with the neighbor impacted by the new addition and will provide a letter to the county.

**Public Comments:** Down slope neighbor is concerned with the light impact from the new kitchen remodel – architect stated, he will design the kitchen to lessen the lighting impact.

**TDRB Discussion:** TDRB questioned if the Tam Valley slope requirements affect the FAR, per review they do not. TDRB questions the drainage design and impacts to the lower neighbor - County Public Works will review.

**Completeness:** Post / McCormick 2<sup>nd</sup> - 3 ayes

**Variance Approval:** Post / McCormick 2<sup>nd</sup> - 3 ayes