

Kentfield Planning Advisory Board (KPAB)

P.O. Box 304, Kentfield, California 94914
bitsa@boulevardmarin.com

AGENDA FOR PUBLIC MEETING ON

January 11, 2023

KPAB Chair Bitsa, Bitsa Freeman, invites you to a scheduled Zoom meeting.

Join Zoom Meeting:

<https://us02web.zoom.us/j/86243548177>

The public is invited to speak on any item on the agenda or at Open Time.

7:00 p.m. Public Open Time and Review of the October 26, 2022, Meeting Minutes.

7:05 p.m. Gallagher Variance (P3821), 8 Russell Avenue, Kentfield, Assessor's Parcel 071-144-47

PROJECT SUMMARY

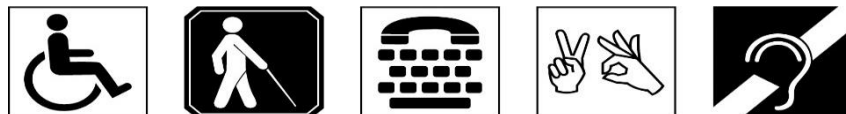
The applicant requests Variance approval to construct a 765 square foot addition to an existing residence located in the unincorporated community of Kentfield. The 765 square foot addition would include a 307 square foot lower-level addition and a 458 square foot upper-level addition. The 765 square feet of proposed development would result in a floor area ratio of 34.6 percent on the 4,710 square foot lot. The proposed additions would reach a maximum height of 26 feet, 4 inches above the surrounding grade and the exterior walls would have the following setbacks: 5 feet, 6 inches from the eastern front property line; 5 feet, 6 inches from the northern side property line; 6 feet, 3 inches from the southern side property line; and 46 feet, 7 inches from the western rear property line. Various site improvements would also be entailed in the proposed development, including new attached decks, and a new stairway into the backyard.

Variance approval is required pursuant to Section 22.54.020 of the Marin County Development Code because the project proposes setbacks and a floor area ratio that does not conform to the standards established by the governing conventional zoning district.

7:30 p.m. Communications and Future Agenda Items

7:40 p.m. Adjournment

The Kentfield Planning Advisory Board meets on the 2nd and 4th Wednesdays, at 7 p.m., to review and make recommendations to the County on projects in unincorporated Kentfield, excluding Kent Woodlands. Recommendations are advisory only.



All public meetings and events sponsored or conducted by the County of Marin are held inaccessible sites. Requests for accommodations may be made by calling (415) 473-4381 (Voice) 473-3232 (TDD/TTY) or by e-mail at disabilityaccess@marincounty.org at least five workdays in advance of the event. Copies of documents are available in alternative formats, upon request.