

## Tam Design Review Board

c/o Doug Wallace, 373 Pine Hill Rd., Mill Valley, CA 94941

[dwallace1957@yahoo.com](mailto:dwallace1957@yahoo.com)

### AGENDA

Public Hearing – November 16, 2022, 7:00 PM –

via Zoom link below

<https://us02web.zoom.us/j/82495945895?pwd=RytYeVdYNIQ0UFG3TkNsaEtKVIBpOT09>

#### Call to order: 7:00 PM

Approval of minutes for November 2, 2022

Correspondence and Notices

Public comment on items not on the agenda

#### 1. Aston Design Review (P3661) and ADU Permit (P3782)

325 Melrose Avenue, Mill Valley, CA

Assessor's Parcel Number: 048-031-03

Project ID P3661

Applicant: Julie Johnson

Project Planner: Joshua Bertain

The applicant requests Design Review approval to construct: (a) a new 433 square foot detached Accessory Dwelling Unit (ADU) in the rear yard, and (B) a new deck that would be located above a proposed carport (not subject to Design Review) proposed in the front yard of a property developed with an existing residence in an unincorporated area of Mill Valley. The 433 square foot ADU would result in a floor area ratio of 35 percent on the 8,002 square foot lot. The height and setbacks of the proposed structures are provided below.

- (a) The proposed ADU would reach a maximum height of 21 feet, 7 inches above the surrounding grade and the exterior walls would have the following setbacks: more than 100 feet from the western front property line; 6 feet, 9 inches from the northern side property line; 1 foot, 8 inches from the southern side property line; and 7 feet from the eastern rear property line.

(b) The proposed deck would be located directly above the proposed carport. The surface level of the deck would reach a maximum height of 10 feet, 6 inches above the surrounding grade and the exterior walls would have the following setbacks: 3 feet, 5 inches from the western front property line; 8 feet, 8 inches from the northern side property line; 17 feet, 1 inch from the southern side property line; and more than 100 feet from the eastern rear property line.

Design Review approval is required pursuant to Section 22.54.045 and 22.42.020.B of the Marin County Development Code because the project entails constructing a detached ADU that would not conform to the setbacks or height limit established by the governing R1 zoning district. Additionally, the proposed deck is subject to obtaining Design Review approval because the deck projects into the required front yard setback established by the governing zoning district.

## 2. Adjournment

### Zoom Meeting Details:

Doug Wallace is inviting you to a scheduled Zoom meeting.

Topic: Tam Design Review Board, November 16, 2022

Time: 7:00 PM Pacific Time (US and Canada) Join Zoom Meeting:

Join Zoom Meeting

<https://us02web.zoom.us/j/82495945895?pwd=RytYeVdYNIQ0UFO3TkNsaEtKVlBpQT09>

Meeting ID: 824 9594 5895

Passcode: 933848

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