

Tam Design Review Board

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

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AGENDA Public Hearing

April 5, 2023, 7:00 PM

Homestead Valley Community Center
315 Montford, Mill Valley

Call to order: 7:00 PM

Approval of Minutes from March 1, 2023

Correspondence and Notices

Public comment on items not on the agenda

1. Bindon Properties Design Review - 22 Midway Avenue, Mill Valley

The applicant requests Design Review approval to demolish an existing 878 square foot single family residence and replace it with a 1,747-square foot single family residence and an attached 400 square foot garage on a developed lot in Mill Valley. The 2,147 square feet of proposed development would result in a floor area ratio of 29.75-percent on the 5,871-square-foot lot. The proposed building would reach a maximum height of 22.25 feet above surrounding grade and the exterior walls would have the following setbacks: 4 feet (garage) from the east front property line; 34 feet (garage) from the north side property line; 23 feet from the south side property line; and 8 feet from the west rear property line.

Design Review approval is required because the project would involve the construction of a single-family residence on a vacant lot, where the lot area is less than 50-percent of that required under Section 22.82.050 (Hillside Subdivision Standards) of the Marin County Development Code, thus waiver of setback requirements of the respective zoning district are waived and Design Review approval is required, pursuant to Marin County Development Code Section 22.42.020(D).

Zoning: R1-B1 (Residential Single-family, 6,000-square foot minimum lot area)

Countywide Plan Designation: SF6

Community Plan (if applicable): Tamalpais Plan Area

2. Adjournment