INTERAGENCY REFERRAL OF PLANNING APPLICATION
Vecchi Costal Permit
Project ID P2852

November 23, 2020

The Marin County Planning Division is requesting that public agencies with regulatory authority over the Village Baptist Church Zoning Compliance Report provide us with written comments on the project by **Tuesday, December 15, 2020**. The applicant for the project is Paul Korhummel, and the property is located at 92 North Dream Farm Road, Inverness, further identified as Assessor's Parcel 114-011-11.

The applicant is requesting Coastal Permit approval to demolish existing improvements and construct the following: (1) a 864-square-foot single-family residence with an attached 384-square-foot studio; (2) a 320-square-foot accessory structure (garage); and (3) a 280-square-foot elevated deck on a developed lot in Inverness. The proposed development would result in 1,568 square feet of development and a floor area ratio (FAR) of 1.4 percent on the 87,220-square-foot (2.13 acre) lot. The proposed residence would reach a maximum height of 16 feet above surrounding grade. Exterior walls would have the following setbacks: 20 feet from the southern side property line; and more than 100 feet from all other property lines. Other site improvements entailed in the proposed development include a new septic system, removal of three Bay Laurel trees, widening of the existing gravel driveway to 16 feet, and site grading and other improvement.

Coastal Permit approval is required pursuant to Section 22.56.055.B of Marin County Development Interim Code, because the project involves the following: (1) expansion of the existing residence and exterior physical improvements; and (2) construction of a new septic system.

DECISIONMAKER FOR THIS APPLICATION: Deputy Zoning Administrator

Zoning: C-R1:B5 (Residential Single Family Planned)
Countywide Plan Designation: C-SF3 Rural Residential Coastal Zone
Community Plan: Inverness Plan Area

APPLICANT: Paul Korhummel
P. O. Box 317, Inverness CA 94937
Phone: (415) 706-5890 ~ E-Mail: phorhummel@gmail.com

In your response to this referral, please provide the following information:

1. Indicate whether the application materials contain enough information for you to determine whether the applicant can readily comply with your agency's standards.
2. If the application does not contain enough information for you to determine whether the project can readily comply with your agency's standards, please list the information that you will need to make this determination.

3. If the application contains sufficient information for your review, please indicate whether the project is feasible as proposed or needs substantial modifications to comply with your agency's standards.
4. If the project needs to be substantially modified to comply with your agency's standards, please describe the scope of those modifications.

In your response, please indicate whether you would like to impose requirements on the project. We will forward your comments to the applicants/owners so they are aware of your agency's requirements.

Please respond to this transmittal by **Tuesday, December 15, 2020**

Please contact me at (415) 473-2755 or ibereket@marincounty.org if you have any questions. Thank you.

Immanuel Bereket
Senior Planner