

Tam Design Review Board

C/O Alan Jones, 304 Laurel Way, Mill Valley, Ca 94941

AGENDA - Public Hearing - July 1, 2015

Call to order: 7PM

Approval of minutes of June 17, 2015
Public comment on items not on the agenda
Communications & Correspondence

1. **Tiong Design Review**, Unassigned, Loring Avenue, Mill Valley, AP #050-02-32-08

Applicant: OXB Studio, Ted Bonneau Planner: Jocelyn Drake

PROJECT SUMMARY

The applicant is requesting Design Review approval to construct a new single family residence and an attached garage on a vacant lot on Loring Avenue in Mill Valley. The new residence would consist of 2,306 square feet of total building area and 1,826 square feet of total floor area, which would result in a floor area ratio of 30 percent on the 6,087 square foot lot. The proposed building would reach a maximum height of approximately 27 feet above surrounding grade and would have the following setbacks from the exterior walls: approximately 21 feet from the western front property line; 5 feet from the southern side property line; approximately 7 feet from the northern side property line; and 40 feet from the eastern rear property line. The proposed materials for the new residence include exposed board-formed concrete, horizontal cedar siding, zinc siding, and standing seam metal roofing. The proposed site improvements include the construction of retaining walls in the front yard, a main-level roof deck, an upper level roof deck, and installation of a driveway and hardscape in the front yard.

Design Review approval is required per Marin County Code Section 22.42.030.B because the proposed project would be located on a substandard building site. Zoning: R1B1 (Single Family Residential District, 6,000 square foot minimum lot size) Countywide Plan Designation SF6 (Low Density Resedential, 4-7 units per acre)

2. **Faulkner Variance**, 174 Morning Sun Ave, Mill Valley.

Applicant: Inside + Architecture Planner: Heidi Scoble

PROJECT DESCRIPTION

The applicant is requesting a Variance for relief from the 30% floor area ratio to allow a 212 square foot floor area addition to an existing single family dwelling in the R1-B1 zoning district. The existing two story residence is 1,536 square feet and has a 36% floor area ratio. The project would add 212 square feet of floor area to the upper floor resulting in a 1,748 square foot residence and a 41% floor area ratio. The project would have a maximum height of approximately 18.9 feet above surrounding grade and the exterior walls have the following minimum setbacks: 31.5 feet from the western front property line; 9.5 feet from the eastern side property line; 4.5 feet from the western side property line; and 25 feet from the northern rear property line. The project would not modify the existing non-conforming western side yard setback. No other landscape or hardscape improvements are proposed beyond the scope of the addition. Variance approval is required to allow a 41% floor area ratio where R1=B1 zoning district allows a 30% floor area ratio.

MEETING LOCATION: The "Log Cabin" @ 60 Tennessee Valley Rd. near Hwy 1. TDRB is advisory to the Marin County Planning Department. <http://www.marincounty.org/depts/cd/divisions/planning/projects>