

Tam Design Review Board
C/O Loren Mollner 351 Dolan Ave, Mill Valley, 94941
AGENDA - Public Hearing - April 6, 2016

Call to order: 7PM

Approval of minutes of March 16, 2016
Public comment on items not on the agenda
Communications & Correspondence

- 1. Brown Design Review, Project ID P1151, 576 Alta Way, Mill Valley, CA, AP # 049-041-42**
Applicant: Mitch Brown, Planner: Ali Giudice

The applicant is requesting Design Review for review and comments. Applicant is requesting approval to construct a new 2,641 square foot single family residence on a 7,206.6 square foot lot in Mill Valley. The proposed building would result in a floor area ratio 30 percent. The proposed addition would reach a maximum height of 24 feet above surrounding grade and would have the following setbacks: 14 feet from the west rear property line, 15 feet from the south side property line, 15 feet from the north side property line and 25 feet from the east front property line.

Various site improvements would also be entailed in the development including site retaining walls, access and driveway improvements.

Design Review approval is required pursuant to Marin County Code Section 22.42.040 due to the fact that development is along a paper street.

- 2. Carl Variance, Project ID P1150, 57 Loring Ave, Mill Valley, Assessor's Parcel Number 048-211-73.**
Applicant: Jeffrey Wong, Planner: Ali Giudice

The project entails a variance application to renovate an existing 3,158 square foot residence and add a total of 140 square feet. The resultant 3,298 square foot residence would have a floor area ratio of 26.4 percent, excluding the garage. The maximum height of 27 feet above surrounding grade would have the following setbacks: 100 feet on the westerly front, 6.5 feet on the northerly side, 25.5 on the easterly rear and the structure encroaches into the 6 foot southerly side yard setback.

A variance is required pursuant to Marin County Code Section 22.54.020 due to the fact that the development encroaches into the southerly side yard setback as measured from the driveway easement.

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>