### **PROPERTY INFORMATION**

APPLICANT NAME Jeff Kroot Architec

PROPERTY ADDRESS 24 Woodland Ave., San Anselmo, CA

ASSESSOR PARCEL NUMBER(S) 007-252-21

## FINDINGS FOR DESIGN REVIEW APPLICATIONS

Provide the Town with written facts to support the following conclusions the Planning Director or Planning Commission must make to approve the Design Review application. Please provide facts in support of each conclusion so they can make a logical connection between the facts and the conclusion.

# Residential R-1, R-2, and R-3 (three (3) or fewer units) below 150 feet Mean Sea Level (flatland).

1. Is functionally and aesthetically compatible with the existing improvements and the natural elements in the surrounding area

The addition is in the 'craftsman' style of the original residence, as well as several other residences in the neighborhood. The siding is a horizontal boards, the windows are multi-pane, detailing and overhangs are in the style of the original residence and several other residences in the neighborhood.

2. Provides for protection against noise, odors, and other factors which may make the environment less desirable

The proposed addition will remain a single family residence. There are no issues of noise, odors and other factor which may make the environment less desirable.

3. Will not tend to cause the surrounding area to depreciate materially in appearance or value or otherwise discourage occupancy, investment, or orderly development in such area

To the contrary, the addition to 24 Woodland Ave. should cause the surrounding area to appreciate in appearance or value. The house will be raised above the flood plane and will have new siding, windows and roofing.

- 4. Will not create unnecessary traffic hazards due to congestion, distraction of motorists, or other factors and provides for satisfactory access by emergency vehicles and personnel. The residence will remain a single family residence after the remodel / addition. It will not increase unnecessary traffic hazards due to congestion, distraction of motorists and will provide satisfactory access by emergency vehicles and personnel.
- 5. Will not adversely affect the health or safety of persons using the improvement or endanger property located in the surrounding area

  The remodel / addition will not adversely affect the health or safety of persons using the improvement or endanger property located in the surrounding area.

- 6. Is consistent with the Town General Plan
  The project is consistent with the Town General Plan. The addition is of a style, mass and bulk that is compatible with the neighborhood.
- 7. Will not unreasonably impair access to light and air of structures on neighboring properties

  The project will not unreasonably impair access to light and air of structures on the
  neighboring properties. The property to the east is separated by landscaping and the
  property to the west is in complete support of the project.
- 8. Will not unreasonably affect the privacy of neighboring properties including not unreasonably affecting such privacy by the placement of windows, skylights and decks

  The project will not unreasonably affect the privacy of neighboring properties including not unreasonably affecting such privacy by the placement of windows, skylights and decks. The property to the east is separated by landscaping and the property to the west is in complete support of the project.

9. Will be of a bulk, mass and design that complements the existing character of the surrounding neighborhood

The bulk, mass and design of the project complements the existing character of the surrounding neighborhood. The aesthetic of the project is 'craftsman' and will compliment the other 'craftsman' style residences in the neighborhood.

10. Will not materially affect adversely the health or safety of persons residing or working in the neighborhood of the property of the applicant and will not be materially detrimental to the public welfare or injurious to property or improvements in such neighborhood.

The proposed addition will not materially affect adversely the health or safety of persons residing or working in the neighborhood of the property and will not be materially detrimental to the public welfare or injurious to property or improvements in such neighborhood.



#### PLANNING DEPARTMENT

Planning Division, 525 San Anselmo Avenue, San Anselmo, California 94960 Tel. (415)-258-4616/FAX 454-4683

## VARIANCE SUPPLEMENTAL QUESTIONNAIRE

Complete the information below:			
Setback Variance:			
4'-0" foot front yard variance to construct a	second story addition in a residence	within	_ feet of
the front property line.			
foot rear yard variance to construct a _		_ within	_ feet of
the rear property line.			
foot side yard variance to construct a		within	_ feet of
the side property line.			
Other Variance Requests:			
Fence height.	Ruilding Height:		
Lot Coverage:	(TAD)		
Parking number and/or size:			

## For All Variance Applications (does not include Sign Variance):

List below special circumstances applicable to the property, including size, shape, topography, location, or surroundings, to show why the variance should be granted, and why the granting of the variance will not be a granting of special privileges inconsistent with the limitations upon other properties in the vicinity and zone (you may attach a statement).

The addition is a second story over an existing one story residence that is 4'-0" within the front yard setback. This location is consistent with other residences on the block, almost all of which intrude into their front yard set backs. In fact, 24 Woodland Ave., is further from the front property line than most structures on the block. Across Woodland Ave. there are two apartment blocks, one single family residence and a low income seniors facility that are much closer to the from property line.

2. List below your reasons why the variance will not materially affect adversely the health or safety of persons residing or working in the neighborhood or be materially detrimental to the public welfare or injurious to property or improvements in the neighborhood (you may attach a statement).

The addition will not materially affect adversely the health or safety of persons residing or work in the neighborhood. The addition will be no closer to the front yard than the existing residence. Many other structures along Woodland Ave. are closer to the front yard than is 24 Woodland Ave.