

PROPERTY INFORMATION

APPLICANT NAME Jeff Kroot Architect

PROPERTY ADDRESS 4 Myrtle Lane

ASSESSOR PARCEL NUMBER(S) 007-161-16

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 proposal is for a second story addition to an existing one story residence. The existing residence is surrounded by two story residences. The addition is modest in size and meets all of the required setbacks. The aesthetics of the addition will be consistent with the existing residence. Windows along the west side of the residence have been raised to protect the neighbors privacy. The neighbor to the east is screened and has expressed no concern about privacy being an issue.

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

The proposal will not in any way 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

The addition will be part of a make over of the entire house and will be aesthetically consistent with other homes in the neighborhood. The pyramid will be removed from the living room ceiling and replaced by a gable roof. The finished project should be a benefit to the neighborhood.

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 project will remain a single family residence. The driveway will not change and the number of cars will remain the same. No traffic hazards will be created and satisfactory access by emergency vehicles and personnel will remain.

5. Will not adversely affect the health or safety of persons using the improvement or endanger property located in the surrounding area

The project 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. It is an addition to a single family residence in the R-1 zone.

7. Will not unreasonably impair access to light and air of structures on neighboring properties

The project is far enough away from the neighboring structures that it will not unreasonably impair access to light and air of those structures.

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 windows have been minimized on the upper floor of the west side of the residence and all of the upper floor window sills have been raised to maintain privacy to the west. The neighbor to the east has not expressed concern about privacy and the two homes are well screened from each other.

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

The craftsman aesthetic is similar to several other homes in the neighborhood. The two story addition is also the same as many other homes in the neighborhood. The removal of the awkward pyramid structure above the living room at the front of the house will be a plus for 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 adversely affect the health or safety of persons residing or working the neighborhood and will not be materially detrimental to the public welfare or injurious to property or improvements in the 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:

7'-0" foot front yard variance to construct a gable roof within 13'-0" 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: _____

Building Height: _____

Lot Coverage: _____

Floor Area Ratio (FAR): _____

Parking number and/or size: _____

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

1. 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).

There is a pyramid roof over the living room at the front of the residence. The pyramid roof is aesthetically awkward and unattractive. The owners would like to replace it with a much lower gable roof that is aesthetically consistent with the residence. The existing living room is located in the front yard setback so a small part of the proposed gable roof extends into the front yard setback. There is a diagram on page 6 of the plans that shows the small area of the roof that will require a variance.

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 new gable roof will have no negative impacts to the health or safety of persons residing or working in the neighborhood.