



TOWN OF CORTE MADERA PLANNING COMMISSION

NOTICE OF INFORMATIONAL STUDY SESSION FOR A MAJOR REMODEL AND ADDITION AT 21 ENDEAVOR COVE

Town Hall
300 Tamalpais Drive
Corte Madera, CA 94925-1418

MEETING DATE: TUESDAY, JUNE 28, 2016

TIME AND PLACE: 7:30 P.M., CORTE MADERA TOWN HALL COUNCIL CHAMBERS, 300 TAMALPAIS DRIVE

SUBJECT: DESIGN REVIEW PL-2016-0013 AND VARIANCE PL-2016-0014

SITE: 21 ENDEAVOR COVE (APN 038-276-03)

APPLICANT: MICHAEL HARLOCK

On Tuesday, June 28, 2016 at 7:30 pm, the Corte Madera Planning Commission will hold an informational study session to conduct a preliminary review of a proposed project that requires Design Review and Variance approval. This project includes a major interior and exterior remodel of an existing two level single family residence with attached garage. The proposal includes a 550 square foot addition to the second story, a 130 square foot addition at the front entrance, a new wood arbor and covered entry porch. Where a 20 foot front setback is required, the existing residence has an 18.5 foot front setback. The proposed arbor, front entry porch and addition to the main level would encroach into the front setback by 12 feet. A variance is requested to increase the existing nonconforming encroachment, resulting in an 8 foot front setback.

A preliminary hearing provides an early opportunity for a dialogue between the applicant, interested members of the public and members of the Planning Commission. The intent of the hearing is to generate preliminary feedback in an informal setting which will allow the applicant to respond to comments ahead of a formal hearing. In a preliminary hearing, the Commission will neither approve nor deny the project. A formal public hearing for this project has not been scheduled at this time.

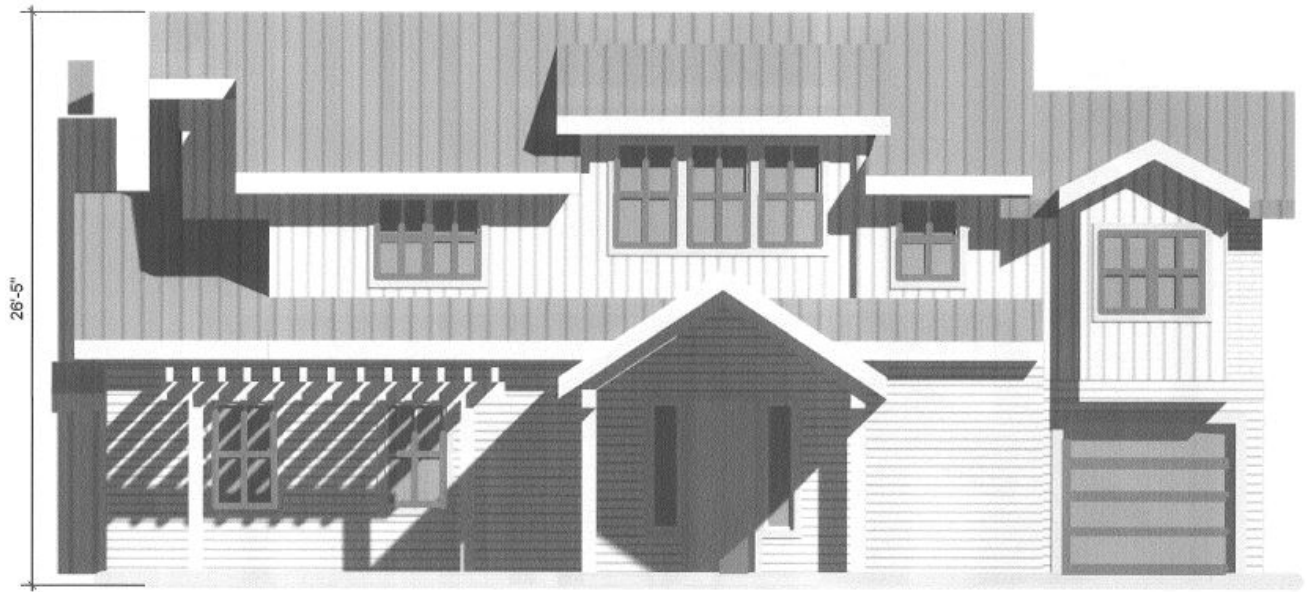
A rendering of the existing and proposed front (south) elevation is shown on the back of this notice. A complete set of plans is available to review at Town Hall. If you have any questions about the information contained in this notice, please contact the Planning Department at (415) 927-5064.

Douglas Bush,
Assistant Planner

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Planning Division at 415-927-5064. Notification two business days (the Friday before the meeting) prior to the meeting will enable the Town to make reasonable arrangements to ensure accessibility to this meeting.



EXISTING FRONT ELEVATION



PROPOSED FRONT ELEVATION