



THE TOWN OF
CORTE MADERA
MARIN COUNTY CALIFORNIA

TOWN OF CORTE MADERA PLANNING COMMISSION

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

TOWN AGENCY: CORTE MADERA PLANNING COMMISSION
MEETING DATE: TUESDAY, SEPTEMBER 27, 2016
TIME AND PLACE: 7:30 P.M., TOWN HALL, 300 TAMALPAIS DRIVE
SUBJECT: DESIGN REVIEW AND VARIANCE APPLICATION FOR A NEW 3,797
SQUARE FOOT TWO-STORY RESIDENCE
SITE: 52 SUMMIT DRIVE
DESIGNER: BILL O'CALLAGHAN
ZONE: R-1 (MEDIUM- DENSITY RESIDENTIAL DISTRICT)

The Design Review and Variance application is for a new 3,797 square foot two-story residence of which 2,432 square feet is counted toward the allowable Floor Area Ratio. The residence includes an attached 546 square foot two-car garage and an interior elevator from the garage level to the lower level. The application also includes a request for a front setback variance (13 feet proposed, 15 feet required from the centerline of Summit Dr.), a side yard setback variance for the proposed ± 8 foot high retaining wall from the northern side property line (3 feet proposed, 6 feet required), a rear setback variance (7 feet proposed, 25 feet required) and a lot coverage variance (43.7% proposed, 31% required). The maximum height of the proposed residence is 23 feet.

The project consists of the complete removal of the existing house which has fallen into disrepair and is no longer habitable. The large retaining wall and private parking area will remain and two additional parking spaces will be provided in the proposed garage. The house will be stepped back away from the adjacent neighbors and embedded into the hill in order to reduce the building's height and mass.

This application went before the Planning Commission at an informational study session on June 23, 2015. The application has also been reviewed by the Christmas Tree Hill Dwellers Association. The existing and proposed front elevations are on the back of this notice.

Access to the site is limited because of the very steep lot and poor condition of the existing home. If you would like to access the site please contact the applicant Bill O'Callaghan at 415-456-3467 or wro82@earthlink.net

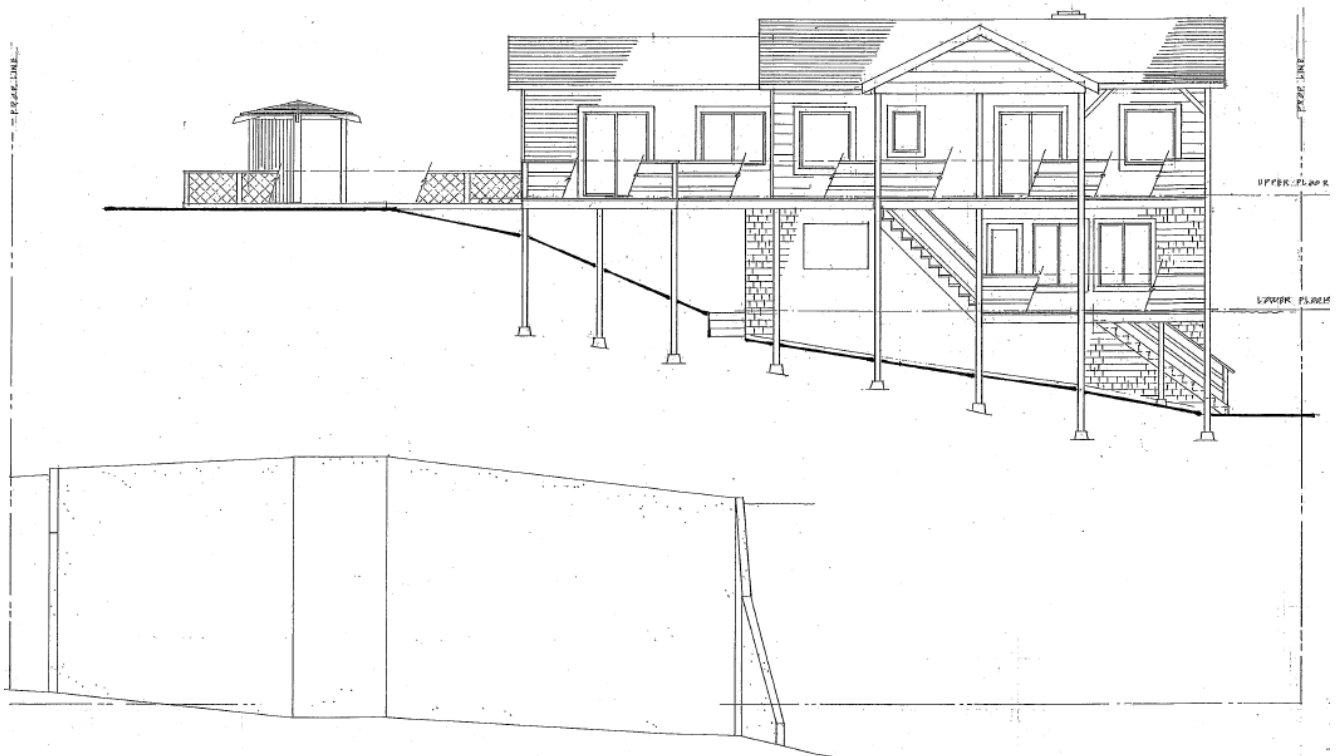
If you have any questions about the information contained in this notice, please contact the Planning Department at (415) 927-5064.

Phil Boyle,
Senior 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.

Sent on or before September 16, 2016

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Existing Front Elevation



Proposed Front Elevation