



PLANNING COMMISSION NOTICE OF PUBLIC HEARING

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

TOWN AGENCY: CORTE MADERA PLANNING COMMISSION
HEARING DATE: TUESDAY, FEBRUARY 14, 2017
TIME AND PLACE: 7:30 P.M., CORTE MADERA TOWN HALL COUNCIL CHAMBERS, 300 TAMALPAIS DRIVE
SUBJECT: MAJOR DESIGN REVIEW APPLICATION PL-2016-0139 AND VARIANCE PL-2017-0018 – FOR THE REMODEL OF AN EXISTING SINGLE LEVEL RESIDENCE INCLUDING THE ADDITION OF SECOND FLOOR DORMER AND COVERED REAR PATIO WITH ADDITIONS TOTALLING 512 SQUARE FEET
SITE: **172 BIRCH AVENUE**
ARCHITECT: TYREUS DESIGN STUDIO
ZONE: R-1 (MEDIUM-DENSITY RESIDENTIAL DISTRICT)

The Corte Madera Planning Commission will hold a public hearing to review a proposed Design Review and Variance application for 172 Birch Avenue. The application includes a request for a variance to allow for development which would exceed the maximum allowable lot coverage based on the substandard size of the subject property. The application otherwise complies with the development standards of the R-1 Zoning District including floor area, height and setbacks. The project would add a dormer, creating habitable space above the first floor and increasing the overall height of the structure by 5 inches. The addition includes the replacement of an existing covered patio with a new patio, and minor additions of floor area in the rear yard and through a one foot expansion of the garage toward the street. The design of the house will be modified overall, as shown in the photograph and rendering included on the reverse of this notice.

Story poles have been erected to demonstrate the approximate size and location of the project and may be viewed from Birch Avenue. A rendering of the proposed design is included on the reverse of this notice. A complete set of plans is available to review at Town Hall.

The Planning Department recommends that this project is exempt from the California Environmental Quality Act (CEQA) under Categorical Exemption Class 1 (CEQA Article 19, Section 15301).

All persons interested in the foregoing are invited to appear before the Corte Madera Planning Commission at the time, day and place mentioned above. If you challenge this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this NOTICE, or in written correspondence delivered to the Town of Corte Madera at, or prior to, the public hearing. All written responses will become part of the public record. If you are interested in more information about this application, please contact the Corte Madera Planning Department at 927-5064. Staff reports are usually available by 4:30 p.m. on the Friday before the meeting and may be obtained from the Planning Department, Corte Madera Town Hall, 300 Tamalpais Drive.

I do hereby certify that the foregoing Notice of Public Hearing was duly processed according to the California Government Code and the Corte Madera Municipal Code.

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



RENDERING OF PROPOSED FRONT ELEVATION