

SAN ANSELMO
PLANNING DEPARTMENT

Anselmo Avenue, San Anselmo, California 94960
Tel. (415)-258-4616/FAX 454-4683/email: planning@townofsananselmo.net

GENERAL PLANNING APPLICATION FORM

Job Site Address: 134 MADRONE AVE.	Assessor Parcel No.: 007-114-22	Zone: R-1
Property Owner(s) Name: MICHIKO CONKLIN	Phone Numbers: Home: Work:	Fax Number: Cell Phone: 203-5471 E-Mail:
Mailing Address: 134 MADRONE AVE.	City: SAN ANSELMO	State/Zip: CA 94960
Applicant(s) Name (contact person): JEFF KROOT	Phone Numbers: Home: Work: 456-5531	Fax Number: 456-2258 Cell Phone: E-Mail: JKARCH2@COMCAST.NET
Mailing Address: P.O. BOX 246	City: SAN ANSELMO	State/Zip: CA 94979

TYPE OF APPLICATION/FEE	ACCOUNT	FEE	COSTS
Planning Commission: Annexation, General Plan Amend, Rezoning, Design Review*, Use Permat, Variance*, Subdivision, Parcel Split, Lot Line Adjustment* Illuminated Sign Review, FAR Exception, Grading Permit	01.00.48057	\$ 1,200 ⁽¹⁾⁽²⁾	1200 600 600
Environmental Review/Negative Declarations/ Environmental Impact Reports	01.00.48057 01.00.20312	\$ 1,920 ⁽³⁾⁽⁴⁾ Consultant cost plus 20%	
Administrative Design Review (commercial)	01.00.48057	\$ 360	
Administrative Design Review (residential)	01.00.48057	\$ 600	
Ministerial Residential Second Unit	01.00.48057	\$ 720 ⁽⁵⁾	
Administrative Variance	01.00.48057	\$ 720	
Administrative Minor Exception	01.00.48057	\$ 238	
Administrative Sign Review (conforming)	01.00.48057	\$ 119	
Administrative Lot Line Adjustment	01.00.48057	\$ 1,200	
Administrative Lot Merger	01.00.48057	\$ 238	
Administrative Temporary Outdoor Display	01.00.48057	\$ 100	
Certificate of Compliance	01.00.48057	\$ 1,200	
Peer Review	01.00.20327	Consultant cost plus 20%	
Plan Storage	01.00.20313	\$ 2 per/sheet	6.00
General Plan Maintenance Fee	01.00.48012	10% of application fee	240.00
Planning Technology Fee	01.0048058	5% of application fee	120.30
Planning Training Fee	01.0048059	5% of application fee	120.30
Appeal (to Planning Commission or Town Council)	01.00.48057	\$ 504	
Additional Planning Deposit and Research Fee	01.00.20312	\$ 119/hour	
TOTAL APPLICATION FEE			\$ 2,207.20

Notes: See Planning Division Acknowledgement of Application Fees

FILED DESCRIPTION OF PROJ. T: A 365 # FIRST FLOOR ADDITION
 AN 884 # RESIDENCE. DEMOLISH A 272 # CARPORT
 (N/A LAUNDRY SHED AND A STORAGE SHED) AND CONSTRUCT
 295 # CARPORT. CONSTRUCT 1 - 24 # STORAGE SHED

GENERAL INFORMATION:

	EXISTING	PROPOSED
Size	4,725 #	4,725 #
Selling Size	Total: 1 st story: 884 # 2 nd story: Basement/other:	Total: (E) 884 # 1 st story: (N) 365 # 2 nd story: Basement/other: TOTAL 1,249 #
Per Building Size	Total: 1 st story: 2 nd story: Basement/other:	Total: 1 st story: 2 nd story: Basement/other:
Garaging ¹	Number of spaces & dimensions: Garage: Carport: 1-272 # Uncovered:	Number of spaces & dimensions: Garage: Carport: 1-295 # Uncovered:
Deck and Stairs	Deck: Stairs:	Deck: Stairs:
Lot Coverage or FAR ²	24.46% 18.71%	34.67% 26.43%
Selling/Building Height Above Average Grade (roof to ³)	10'-6" (±)	14'-0" (±)
Number of Stories	R-1 NO	R-1 NO
Code Zone		

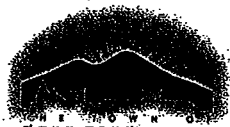
Notes:
 Minimum parking dimensions are 9' wide by 19' long by 7' high.
Lot Coverage applies to flatland residential in R-1, R-2, and R-3 zones and to Professional zones. It is defined as the land area covered by all buildings and improvements with a finished height above grade of 36" or more, including all projections except for those which project less than 2' from the face of a building.
Floor Area Ratio (FAR) applies to Residential zones R-1-H, R-1-C and R-1 and to all Commercial zones. It is defined as the ratio between the total floor area of a building(s) on a lot and the area of that lot in gross square feet.
 Average Grade: The average slope of the land in the building footprint only.

[Signature]
 Signature of Property Owner

[Signature]
 Signature of Applicant

NOV. 18, 2013
 Date

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 Date



SAN ANSELMO

PLANNING DEPARTMENT

Planning Division, 525 San Anselmo Avenue, San Anselmo, California 94960
Tel. (415)-258-4616/FAX 454-4683/email: planning@ci.san-anselmo.ca.us

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DEC -9 2013

TOWN OF SAN ANSELMO
PLANNING BLDG. PUBLIC WORKS

VARIANCE SUPPLEMENTAL QUESTIONNAIRE

Complete the information below:

Setback Variance:

15'-0" foot front yard variance to construct a 1- REQUIRED PARKING SPACES
~~CARPORT & MASTER BEDROOM~~ within 5'-0" feet of
the front property line.

9'-6" foot ~~rear~~ FRONT yard variance to construct a 1-CAR CARPORT
within 10'-6" feet of
the rear property line.

6'-0" foot FRONT ~~side~~ yard variance to construct a BEDROOM ADDITION
within 14'-0" feet of
the side 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: PARKING IN FRONTYARD SETBACK

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).

IN ORDER TO KEEP THE HERITAGE OAK TREE THE CARPORT,
PARKING SPACE & ADDITION ARE FORCED INTO THE FRONTYARD
SETBACK. THERE ARE TWO OFFSTREET PARKING SPACES WHERE
THERE WAS ONLY ONE EXISTING.

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 NEIGHBORS PROTESTED THE REMOVAL OF THE HERITAGE
OAK TREE WHICH HAS CREATED THE NEED FOR THE FRONTYARD
VARIANCES. THE NEIGHBORS SIGNED A PETITION SUPPORTING
THE REQUIRED FRONTYARD VARIANCES.

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JAN 28 2014

**TOWN OF SAN ANSELMO
PLANNING.BLDG.PUBLICWORKS**

January 27, 2014

Dear Town of San Anselmo Planning Commissioners:

First, I want to thank you for taking the time to seriously consider this matter, which is crucial to my and my son's use and enjoyment of our home.

As you may know, I am now preserving the large oak tree in front of my house. Sean Condry, San Anselmo Public Works Director, issued a permit for me to take the tree down in May, 2013, based on the fact that it is cracking my foundation, lifting the house and could possibly experience limb failure, which would result in part of the tree falling on the house. However, my neighbors objected to that decision, which resulted in a hearing in which Sean upheld the original permit decision. The neighbors then appealed that decision, which went to the Town Council, who ultimately upheld the neighbors' appeal.

As a result of keeping the tree, the plans for the bedroom addition now require three variances:

Variance 1: the tree pushes the first parking place into the 20 foot setback area

Variance 2: the town is requiring the addition of a second parking place (the house currently only has one), which also will partially be in the setback area (without the tree, both parking spots could have been accommodated within the code requirements)

Variance 3: the house addition (basically enclosing the existing carport, which is currently about 19 feet from the property line)

Regarding the findings for a variance:

- 1) special circumstances applicable to the property:
 - a) this property is significantly smaller than any of the surrounding lots (4,725 square feet vs. the 7,500 square foot minimum. It is also only 47 feet wide, vs. the 60 foot minimum.)
 - b) the house is placed at an odd angle, due to the fact that it was built immediately between two oak trees
 - c) the house was built before the 20 foot setback requirement, so the existing carport (which will be enclosed to make the bedroom) is closer than 20 feet to the street
 - d) the house was built before the second parking place requirement, so the addition of the second parking place results in a variance
 - e) the house is extremely small (892 square feet)
 - f) the tree is very large and now must be preserved

- 2) will not adversely affect the neighborhood:
 - a) my neighbors now fully support this addition

- c) keeping the tree will preserve the unique nature of the neighborhood
- d) the addition will enhance the overall look and feel of the neighborhood
- e) the property will now have two parking places, taking one car off street parking
- f) neighborhood property values will also be enhanced

As you can see from the attached letters, Linda Jensen, Darren Overby, Laura Kandell, Robert Jaffe, Gina Raith, David Bohn and Diana Davis (some of my most immediate neighbors) all support this plan and the resulting variances. My architect and I have met with the neighbors and have also invited the entire neighborhood to see the plans. Many other neighbors have approached me to say that they also support the plan. I would also be happy to meet with you to discuss any of these issues.

Thank you for your time and I am hopeful that you will approve these variances, which will result in a much improved home and neighborhood.

Sincerely,



Michiko Conklin
134 Madrone Ave.
San Anselmo, CA 94960

(415) 203-5471
michconklin@yahoo.com