



THE TOWN OF  
SAN ANSELMO  
PLANNING DEPARTMENT

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

**GENERAL PLANNING APPLICATION FORM**

Job Site Address: <i>24 Grove Lane</i>	Assessor Parcel No.: <i>007-161-05</i>	Zone: <i>RR-BG-5</i>
Property Owner(s) Name: <i>Peter Gilberd</i>	Phone Numbers: Home: <i>Cell: 510-206-1629</i> Work:	Fax Number: <i>415-626-4063</i> Cell Phone: E-Mail: <i>peter.g@townsendnetworks.com</i>
Mailing Address: <i>125 Calumet Ave</i>	City: <i>San Anselmo</i>	State/Zip: <i>CA 94960</i>
Applicant(s) Name (contact person): "	Phone Numbers: Home: " Work: "	Fax Number: Cell Phone: E-Mail:
Mailing Address: "	City:	State/Zip:

TYPE OF APPLICATION/FEE	ACCOUNT	FEE	COSTS
<b>Planning Commission:</b> Annexation, General Plan Amend, Rezoning, Design Review*, Use Permit, Variance*, Subdivision, Parcel Split, Lot Line Adjustment* Illuminated Sign Review, FAR Exception, Grading Permit	01.00.48057	\$ 1,200 <sup>(1)(2)</sup>	_____
Environmental Review/Negative Declarations/ Environmental Impact Reports	01.00.48057 01.00.20312	\$ 1,920 <sup>(3)(4)</sup> 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 <sup>(5)</sup>	_____
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	_____
General Plan Maintenance Fee	01.00.48012	10% of application fee	_____
Planning Technology Fee	01.0048058	5% of application fee	_____
Planning Training Fee	01.0048059	5% of application fee	_____
Appeal (to Planning Commission or Town Council)	01.00.48066	\$ 504	_____
Additional Planning Deposit and Research Fee	01.00.20312	\$ 119/hour	_____
<b>TOTAL APPLICATION FEE</b>			\$ _____

Notes: See Planning Division Acknowledgement of Application Fees

**DETAILED DESCRIPTION OF PROJECT:**

REMOVE AND REPLACE EXISTING GARAGE

**GENERAL INFORMATION:**

	EXISTING	PROPOSED
Lot Size	8031 sq ft	N/A
Dwelling Size	Total: 1 <sup>st</sup> story: 1352' 2 <sup>nd</sup> story: 703' Basement/other:	Total: 1 <sup>st</sup> story: 1796' 2 <sup>nd</sup> story: 1023' Basement/other:
Other Building Size	Total: 1 <sup>st</sup> story: HX 2 <sup>nd</sup> story: HX Basement/other:	Total: 1 <sup>st</sup> story: HX 2 <sup>nd</sup> story: HX Basement/other:
Parking <sup>1</sup>	Number of spaces & dimensions: Garage: 2-9' x 8' Carport: Uncovered: 0	Number of spaces & dimensions: Garage: 2-9' x 8' Carport: Uncovered: 1-9' x 8'
Deck and Stairs	Deck: HX Stairs: HX	Deck: HX Stairs: HX
Porch	HX	HX
Lot Coverage or FAR <sup>2</sup>	35.6 %	35.7 %
Dwelling/Building Height Above Average Grade (roof peak) <sup>3</sup>	25'-6"	25'-6"
Number of Stories	2	2
Zoning	RR-BU-5	RR-BU-5
Flood Zone	HX	HX

**Notes:**

1. Minimum parking dimensions are 9' wide by 19' long by 7' high.
2. **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 eaves 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.
3. **Average Grade:** The average slope of the land in the building footprint only.

Signature of Property Owner

Signature of Applicant

Date: Oct 10 2014

Date: 10-14-14

October 21, 2014

24 Grove Lane  
APN: 007-161-05

### Front Yard Variance Request

1. The special circumstances applicable to this property include:

The existing garage is sited at an opposing angle to the curving, narrow street frontage creating unsafe sight lines and difficult ingress and egress for both pedestrians and automobiles. The proposed relocation of the garage will improve sight lines, provide for one additional on-site parking space and allows for an integrated, harmonious street elevation.

2. The proposed project will not adversely affect the health and safety of persons residing or working in the neighborhood. The project will improve the sight lines for pedestrians and automobiles, create an additional off-street parking space where on-street parking is limited and provides for a harmonious street elevation. Additionally, the proposed relocation of the garage maintains the present encroachment of the existing garage into the front yard setback.