

# Town of Tiburon STAFF REPORT

AGENDA ITEM   D3  



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TO:                   **DESIGN REVIEW BOARD**

FROM:               **PLANNING MANAGER WATROUS**

SUBJECT:           **87 ROUND HILL ROAD; FILE # 20402**  
**SITE PLAN AND ARCHITECTURAL REVIEW FOR CONSTRUCTION OF**  
**AN ADDITION TO AN EXISTING SINGLE-FAMILY RESIDENCE, WITH A**  
**VARIANCE FOR REDUCED FRONT YARD SETBACK**

MEETING DATE:   **FEBRUARY 5, 2004** \_\_\_\_\_

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**PROJECT DATA:**

**ADDRESS:**                               **87 ROUND HILL ROAD**  
**ASSESSOR'S PARCEL:**               **58-301-05**  
**FILE NUMBER:**                       **20402**  
**PROPERTY OWNERS:**               **LEISA AND MICHAEL SNYDER**  
**APPLICANT:**                         **HOLSCHER ARCHITECTURE**  
**LOT SIZE:**                            **18,480 SQUARE FEET**  
**ZONING:**                              **RO-2 (SINGLE-FAMILY RESIDENTIAL)**  
**GENERAL PLAN:**                    **MEDIUM DENSITY RESIDENTIAL**  
**FLOOD ZONE:**                        **C**  
**DATE COMPLETE:**                   **JANUARY 20, 2004**

**PRELIMINARY ENVIRONMENTAL DETERMINATION**

Town Planning Division Staff has made a preliminary determination that this proposal would be exempt from the provisions of the California Environmental Quality Act (CEQA) as specified in Section 15301.

**PROPOSAL**

The applicant is requesting Design Review approval to construct additions to an existing three-story single-family dwelling and detached garage located at 87 Round Hill Road. A new family room and bathroom would be added to the northern side of the house. This addition would connect the existing house to a detached garage and laundry room structure at the front of the property, resulting in a new entry point to the house.

The proposed additions would add 254 square feet of floor area to the existing house, resulting in a total floor area of 2,667 square feet, which is less than the floor area ratio for a lot of this size. The proposed additions would increase the lot coverage of this property by 118 square feet to a total of 3,585 square feet (19.4%). Although the lot coverage would exceed the 15.0% maximum lot coverage permitted in the RO-2 zone, the proposed project would increase the lot coverage by less than 1.0%; it has been Town policy to not require a variance for projects that



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increase the lot coverage on a property by less than 1.0% when properties that already exceed the maximum lot coverage requirements.

The existing garage extends beyond the front property line. The proposed addition would connect with this garage, with the furthest portion of the addition extending to within 23 feet, 3 inches of the front property line. As a 30 foot front yard setback is required in the RO-2 zone, a variance is requested for reduced front yard setback.

A color and materials board has not been submitted, as the proposed addition would match the exterior appearance of the existing house.

### ANALYSIS

#### Design Issues

The subject property is situated at a bend of Round Hill Road, with the street curving around much of the site. The garage is situated on the higher portion of the property, with the existing house situated at a level below the garage and above a creek which crosses the southern portion of the site. Nearby homes are situated across Round Hill Road either at elevations well above the subject property or at substantial distances back from the roadway.

The proposed addition would fill in an area between the house and garage. The roof height of the addition would match that of the existing house, which would be below the height of the garage. The infill nature of the proposed addition and the location of other homes in the vicinity would eliminate the potential for any view or visual impacts arising from this addition.

Staff does not foresee any other design issues with this project.

#### Zoning

Staff has reviewed the proposal and finds it to be in conformance with the development standards for the RO-2 zone with the exception of the previously noted variance for reduced front yard setback and marginal increase in lot coverage.

#### Variances

In order to grant the requested variance, the Board must make all of the following findings required by Section 4.03.05 of the Tiburon Zoning Ordinance:

1. ***Because of special circumstances applicable to the property, including size, shape, topography, location, or surroundings, the strict application of this Ordinance will deprive the applicant of privileges enjoyed by other properties in the vicinity and in the same or similar zones.***

The subject lot has an unusual configuration, as Round Hill Road wraps around much of the perimeter of the property. The existing garage and house have been

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located on the most developable portion of this site, with the garage situated within the required front yard setback. The lot configuration and existing structure locations create special circumstances that would deprive the owners of this property of development privileges enjoyed by other properties in the vicinity.

- 2. The variance will not constitute a grant of special privileges, inconsistent with the limitation upon other properties in the vicinity and in the same or similar zones.***

A number of other properties along Round Hill Road have previously received variances for reduced front yard setbacks, including homes at 83, 97, 222, 270 & 300 Round Hill Road. Therefore, the granting of this variance would be consistent with the limitations upon other properties in the vicinity and in the same or similar zones.

- 3. The strict application of this Ordinance would result in practical difficulty or unnecessary hardship.***

The strict interpretation of the required front yard setback would force any proposed addition to this house to be situated on strongly sloping portions of the site, in locations that would not add to the utility of the residence. Such imitations would place an unnecessary hardship on the property owners.

- 4. The granting of the variance will not be detrimental to the public welfare or injurious to other properties in the vicinity.***

As noted above, the proposed addition should not result in any significant view or visual impacts on other properties in the vicinity.

From the evidence provided, Staff believes that there is sufficient evidence to support the findings for the requested variance.

### **Public Comment**

To date, no letters have been received regarding the subject application.

### **RECOMMENDATION**

The Board should review this project with respect to Zoning Ordinance Sections 4.02.07 (Guiding Principles) and determine that the project is exempt from the provisions of the California Environmental Quality Act (CEQA) as specified in Section 15301. If the Board agrees with Staff's conclusions, Staff would recommend that the attached conditions of approval be applied.

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### ATTACHMENTS

1. Conditions of approval
2. Application and supplemental materials
3. Submitted plans

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### CONDITIONS OF APPROVAL

#### 87 ROUND HILL ROAD

#### FILE #20402

1. This approval shall be used within three (3) years of the approval date, and shall become null and void unless a building permit has been issued.
2. The development of this project shall conform with the application dated by the Town of Tiburon on December 19, 2003, or as amended by these conditions of approval. Any modifications to the plans of December 19, 2003, must be reviewed and approved by the Design Review Board.
3. Plans submitted to the Building Division for plan check shall be identical to those approved by the Design Review Board. If any changes are made to the approved Design Review plans, the permit holder is responsible for clearly identifying all such changes when submitted to the Building Division for plan check. Such changes must be clearly highlighted (with a "bubble" or "cloud") on the submitted plans. A list describing in detail all such changes shall be submitted and attached to the building plans, with a signature block to be signed by the Planning Division Staff member indicating that these changes have been reviewed and are approved, or require additional Design Review. All changes that have not been explicitly approved by Staff as part of the Building Plan Check process are not approved. Construction that does not have Planning Division approval is not valid and shall be subject to stop work orders and may require removal.
4. The applicant must meet all requirements of other agencies prior to the issuance of a building permit for this project.
5. All skylights shall be bronzed or tinted and no lights shall be placed in the wells.
6. All exterior lighting fixtures must be down light type fixtures.