Town of Tiburon

STAFF REPORT

AGENDA ITEM D1

TO: **DESIGN REVIEW BOARD**

FROM: **PLANNING MANAGER WATROUS**

SUBJECT: **100 LYFORD DRIVE; FILE # 704087**
ADOPTION OF RESOLUTION DENYING SITE PLAN AND ARCHITECTURAL REVIEW FOR THE MODIFICATION OF PREVIOUSLY APPROVED PLANS TO LEGALIZE CONSTRUCTION OF AN AS-BUILT ADDITION TO AN EXISTING SINGLE-FAMILY DWELLING, WITH A FLOOR AREA EXCEPTION

MEETING DATE: **AUGUST 5, 2004**

SUMMARY

On July 1, 2004, the Design Review Board considered a request to modify previously approved plans to legalize construction of an as-built addition to an existing single-family dwelling on property located at 100 Lyford Drive, with a floor area exception. After considering the application, the Board directed Staff to prepare a resolution denying the application. The requested resolution has been prepared and is attached.

The applicant was not present at the July 1 Design Review Board meeting due to traffic difficulties. He has indicated that he plans to be present at this meeting in order to express his concerns regarding the Board's decision.

Since the last meeting on this application, the town has received a letter from several nearby property owners supporting the project. A copy of the letter is attached.

RECOMMENDATION

It is recommended that the Design Review Board adopt the attached resolution denying this application.

ATTACHMENTS

1. Draft resolution
2. Letter from Chuck Taylor, et al, dated July 9, 2004