



TOWN OF TIBURON
Tiburon Town Hall
1505 Tiburon Boulevard
Tiburon, CA 94920

Action Minutes - Regular Meeting
Design Review Board
March 17, 2011
7:00 P.M.

ACTION MINUTES #4

TIBURON DESIGN REVIEW BOARD

CALL TO ORDER AND ROLL CALL **At 7:00 PM**

Present: Chair Tollini, Vice Chairman Kricensky, Boardmembers Emberson & Weller
Absent: Boardmember Chong
Ex-Officio: Planning Manager Watrous, Associate Planner Tyler and Minutes Clerk Rusting

NEW BUSINESS

1. **65 REED RANCH ROAD:** File No. 711011; James Parsons & Andrea Hong, Owners; Site Plan and Architectural Review for construction of an addition to an existing single-family dwelling. The applicants propose to construct a 953 square foot addition including a new garage, laundry room, bathroom, & storage loft. APN 038-301-35
Continued to 4/21/11

PUBLIC HEARING

2. **112 HOWARD DRIVE:** File No. 21102; Rob Mickel & Marilyn Zimmerman, Owners; Site Plan and Architectural Review for construction of additions to an existing single-family dwelling, with Variances for reduced front yard setback and excess lot coverage and a Floor Area Exception. The applicants propose to add 390 square feet to the home by expanding the garage and front entry of the home, and incorporate a larger kitchen at the rear of the home. The additions would increase the FAR for a total floor area of 3,387 sq. ft. which exceeds the maximum FAR permitted of 3,323 sq. ft. The additions would result in a lot coverage of 24.6% which exceeds the maximum permitted in the RO-2 zone (15.0%). The expansion at the front entry would further encroach into the front yard setback, for a total reduced front yard setback of 23'4" in lieu of the minimum 30' required in the RO-2 zone. APN 039-141-01 **Continued to 4/7/11**

MINUTES

3. Regular Meeting of March 3, 2011 **Approved**

ADJOURNMENT **At 9:10 PM**