



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

Action Minutes - Regular Meeting
Design Review Board
August 4, 2011
7:00 P.M.

ACTION MINUTES #13 TIBURON DESIGN REVIEW BOARD

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

Present: Chairman Kricensky, Vice Chair Emberson and Boardmembers Chong and Tollini
Absent: None
Ex-Officio: Planning Manager Watrous, Associate Planner Tyler and Minutes Clerk Rusting

OLD BUSINESS

1. **98 SUGARLOAF DRIVE:** File No. 21113; Jolynn Hardiman, Owner; Site Plan and Architectural Review for construction of additions to an existing single-family dwelling, with a Variance for reduced front yard setback. The applicants propose to construct 535 square feet of additions to the rear of the house and replace the existing flat roof with a new pitched roof. A portion of the new roofline would encroach to within 13 feet, 4 inches of the front property line, which is less than the 30 foot minimum front yard setback required in the RO-2 zone. Assessor's Parcel No. 058-281-02. *Approved 4-0*

PUBLIC HEARINGS AND NEW BUSINESS

2. **525 HILARY DRIVE:** File No. 21114; Tom and Jennifer Yin, Owners; Site Plan and Architectural Review for construction of additions to an existing single-family dwelling, with Variances for reduced rear yard setback and excess lot coverage. The applicants propose to construct additions to the rear of the home to expand the kitchen and family room. The project would extend to within 17 feet, 1 inch of the rear property line, which is less than the 23 foot minimum rear yard setback required in the R-1 zone for this lot. The project would also cover 35.2% of the lot, which is greater than the maximum lot coverage of 30.0% permitted in the R-1 zone. Assessor's Parcel No. 039-133-11. *Approved 4-0*
3. **20 SEAFIRTH ROAD:** File No. 21115; Rudy and Charlene Borneo, 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. The applicants propose to construct family room, master bedroom suite and stairway additions to the front and side of the house. The project would extend to within 18 feet of the front property line, which is less than the 30 foot minimum front yard setback required in the RO-2 zone. The project would also have a maximum lot coverage of 18.9%, which is greater than the 15.0% maximum lot coverage permitted in the RO-2 zone. Assessor's Parcel No. 039-092-15. *Approved 4-0*

MINUTES

4. Regular Meeting of July 21, 2011 *Approved 3-0-1 (Kricensky abstained)*

ADJOURNMENT *At 7:45 PM*