

Town of Tiburon

STAFF REPORT



RESOLUTION NO. 2007- Draft

A RESOLUTION OF THE DESIGN REVIEW BOARD OF THE TOWN OF TIBURON
PARTIALLY GRANTING AN APPEAL OF A STAFF LEVEL DECISION CONDITIONALLY
APPROVING ADDITIONS TO AN EXISTING BUILDING LOCATED AT 14 SUTTER COURT

ASSESSOR PARCEL NO 055-102-19

WHEREAS, the Design Review Board of the Town of Tiburon does resolve as follows:

Section 1. Findings.

- A. On November 21, 2006, Planning Division Staff received a land development application for additions to an existing residence at 14 Sutter Court. The application consists of an application form, plans, and supplemental information filed by Daniel Del Rio and Satpal Singh ("Applicants").

The official record for this project is hereby incorporated and made part of this resolution. The record includes the Staff Reports, minutes, application materials, appeal form, and all comments and materials received during the course of review.

- B. On January 4, 2007, Planning Division Staff conditionally approved the above referenced land development application. A condition of approval was included to limit the reconstruction of the existing deck to its existing dimensions, as no deck expansion was included in the project description on the application, and thus excluded from the noticing.
- C. On January 8, 2007, the adjacent neighbors to the Applicants at 20 Sutter Court filed a timely appeal of this decision to the Design Review Board.
- D. The Design Review Board held a duly noticed public hearing for the appeal on February 1, 2007, and heard and considered testimony from interested persons.
- E. The Board directed Staff (a vote of 4-0) to prepare a resolution partially granting the appeal to eliminate the additional deck. The Board finds that the additional deck above the approved additional room is unnecessary for the subject building and could result in privacy impacts on the adjacent home at 20 Sutter Court.

Section 2. Partial Granting of the Appeal.



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NOW, THEREFORE, BE IT RESOLVED that the Design Review Board of the Town of Tiburon does partially grant the appeal by approving the construction of additions to the existing residence located at 14 Sutter Court, adding the following condition of approval:

PASSED AND ADOPTED at a regular meeting of the Design Review Board on February 15, 2007, by the following vote:

AYES:

NOES:

ABSENT: BOARDMEMBERS:

ABSTAIN:

BOARDMEMBERS:

BOARDMEMBERS:

BOARDMEMBERS:

FRANK DOYLE, CHAIRMAN
TIBURON DESIGN REVIEW BOARD

ATTEST:

SCOTT PHILLIPS, ASISTANT PLANNER

5. The deck above the lower floor addition is not approved as for this application.