

NOTICE OF TOWN COUNCIL HEARING TOWN OF ROSS

6:00 P.M. Thursday, February 9, 2012*

Owner: Darr and Sandy Aley
Location: 6 Southwood Avenue
A.P. Number: 73-151-20
Zoning: R-1:B-20 (Single Family Residence, 20,000 sq. ft. min. lot size)
General Plan: Low Density (1 - 3 units per acre)
Flood Zone: Zone X (outside 1-percent annual chance floodplain)

Project Description:

Application for a demolition permit, design review, and variances for a remodel of the residence and landscape improvements. The project includes: 1.) demolition and reconstruction of the rear section of the residence for a new kitchen and family room; 2.) reconstruction of the pool within the rear yard setback (40 feet required, 10 feet existing, 26 feet proposed); 3.) reconstruction of pool patio area within the rear yard setback (40 feet required, 8 feet proposed); 4.) 164 cubic yards of grading associated with the creation of a basement; 5.) alterations to the exterior of the residence including new windows; and 6.) third story dormers that extend over the 30 foot height limit, but are located below the roof ridge of the residence. A total of 4,575 square feet of development is proposed.

Effective Lot Area	16,140 square feet
Existing Floor Area Ratio	28.3%
Proposed Floor Area Ratio	28.3% (15% permitted)
Existing Lot Coverage	20.1%
Proposed Lot Coverage	19.9% (15% permitted)
Existing Impervious Surface	43.4%
Proposed Impervious Surface	32.8% (15% permitted)

The existing development is nonconforming in setbacks, height, stories and covered parking.

A public hearing will be held at Ross Town Hall, 31 Sir Francis Drake Boulevard, at the corner of Sir Francis Drake Boulevard and Lagunitas Road. Plans are available for review during regular office hours in the Town Administration Office. The Town Council invites interested parties to submit written comments in advance of the hearing. Written comments received by the Planning Department by 5:00 p.m. the Thursday (7 days) prior to the Town Council meeting will be included in the Council agenda packet. Other written comments should be submitted at least 48 hours prior to the Council meeting so the Council has ample time to review the comments. A staff report will be available at the town web site at townofross.org. For further information, please contact the Planning Department at (415) 453-1453, extension 121, or esemonian@townofross.org.

*Open meeting begins at 6:30 p.m. Please check the Town's website the week of the Council meeting for the order of agenda items.

Elise Semonian
Senior Planner

NOTICE OF TOWN COUNCIL HEARING TOWN OF ROSS

6:00 P.M. Thursday, February 9, 2012*

Owner: Jeff Alpert and Lisa Wing-Alpert
Location: 30 Baywood Avenue
A.P. Number: 72-072-14
Zoning: R-1:B-20 (Single Family Residence, 20,000 sq. ft. min. lot size)
General Plan: Low Density (1-3 units per acre)
Flood Zone: Zone X (outside 1-percent annual chance floodplain)

Project Description:

Request for Basement Exception to legalize approximately 975 square feet of finished basement area, improved by a prior owner. No exterior changes are proposed. The applicants also request the Town Council to waive covered parking for the site (1 covered space required, carport approved in 2005 and not built) to allow a 2004 building permit to be closed. The applicants request the Council to waive construction completion penalties associated with the 2004 project.

Lot area	10,862 square feet
Existing Floor Area Ratio	20.4%
Proposed Floor Area Ratio	29.4% (15% permitted)
Existing Lot Coverage	19.3%
Proposed Lot Coverage	19.3% (15% permitted)
Existing/Proposed Impervious Areas	no change

The existing residence is nonconforming in setbacks.

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6:00 P.M. Thursday, February 9, 2012*

Owner: Margaret E. Haas
Location: 10 Morrison Road
A.P. Number: 72-051-02
Zoning: R-1:B-5A (Single Family Residence, 5-acre minimum lot size)
General Plan: Very Low Density (.1 - 1 units per acre)
Flood Zone: Zone X (outside of 1-percent annual chance floodplain)

Project Description:

Design review of retaining walls, up to 5' 4" tall, associated with a generator pad behind the garage. After-the-fact request for setback variance to allow a hot tub installed within the front yard setback (25 feet required, 14 feet proposed).

Gross Lot Area	35,126 sq. ft.	
Net Lot area	28,173 sq. ft.	
Existing Floor Area	15.3%	
Proposed Floor Area	15.3%	(15% permitted)
Existing Lot Coverage	13.7%	
Proposed Lot Coverage	14.0%	(15% permitted)
Existing Impervious Areas	unknown	
Proposed Impervious Areas	increase of 0.2%, or 60 sq. ft.	

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6:00 P.M. Thursday, February 9, 2012*

Owner: Bradley and Kristen Matsik
Location: 10 Ames Avenue
A.P. Number: 73-181-08
Zoning: R-1:B-20 (Single Family Residential, 20,000 sq. ft. min. lot size)
General Plan: Low Density (1-3 Units/Acre)
Flood Zone: Zone X (outside 1-percent annual chance floodplain)

Project Description:

After-the-fact request for setback variance and an amendment to the October 14, 2010 and January 13, 2011, variance and design review approvals to allow: 1.) a play structure and trampoline installed within the rear yard setback (40 feet required, 5 feet proposed); 2.) rescission of a condition that required the driveway surface to be permeable paving to allow concrete; and 3.) approval of design modifications including a change in the form of the front porch roof and the garage doors.

Effective lot area	17,935 square feet
Existing Floor Area Ratio	22.5%
Approved/Proposed Floor Area Ratio	19.3% (15% permitted)
Existing Lot Coverage	27.5%
Approved/Proposed Lot Coverage	25.9% (15% permitted)
Existing Impervious Areas	25.0%
Approved Impervious Areas	11.7%
Proposed Impervious Areas	12.5%

The existing residence and garage are nonconforming in setbacks.

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