



Staff Report

Date: February 11, 2016

To: Mayor Kathleen Hoertkorn and Council Members

From: Heidi Scoble, Planning Manager

Subject: Matthew and Pamela Morton, 77 Bolinas Avenue, Demolition Permit, Design Review and Nonconformity Permit File No. 2016-004

Recommendation

Town Council approval of Resolution 1935 conditionally approving a Demolition Permit, a Design Review and a Nonconformity Permit to allow the partial demolition, remodel and a 23 square foot addition to an existing single family residence at 77 Bolinas Avenue.

Project Summary

Owner: Matthew and Pamela Morton
 Design Professional: Jerry Frate Architecture and Planning
 Location: 77 Bolinas Avenue
 A.P. Number: 073-041-20
 Zoning: R-1 (Single Family Residence, 5,000 sq. ft. min. lot size)
 General Plan: Medium Density (6-10 Units/Acre)
 Flood Zone: Zone AE (1-percent annual chance floodplain) and Zone X (outside 1-percent annual chance floodplain)

PROJECT DATA			
	Zoning Requirements	Existing	Proposed
Lot Area	5,000 square feet	9,440 square feet	No change
Floor Area (FAR)	20%	1,732 sq. ft. (18.3%)	1,755 sq. ft. (18.5%)
Lot Coverage	20%	1,800 sq. ft. (19.06%)	1,871 sq. ft. (19.8%)
Impervious Surface		2,750 sq. ft. (29.1%)	No change

Background

The project site consists of a 9,440 square foot rectilinear shaped corner lot that is currently developed with a single family residence, a detached one car garage, and landscape and hardscape improvements. The existing residence was constructed circa 1918 based on County Assessor records. The residence is considered to be legal nonconforming in that the building was constructed prior to the current zoning regulations and has a nonconforming front and right side yard setback. Specifically, the existing residence has a 15 foot front yard setback where a 25 foot setback is required and a 4 foot right side yard setback where a 15 foot side yard setback is required. The left side yard is conforming whereby the detached garage is located 11 feet from the side yard setback where 10 feet is allowed and the residence is located 20.5 feet from the side yard setback where 15 feet is required. The residence is also located approximately 93 feet from the rear property line where 40 feet is required.

The project file does not contain any past property history other than three resale inspections reports from 2008, 2014, and 2015. The resale inspection reports do not identify any nonconformities or past approvals associated with the project site.

The project site is also located with Zone AE (1-percent annual chance floodplain) and Zone X (outside 1-percent annual chance floodplain) flood zones. The base flood elevation has not been determined and mandatory flood insurance is required for this property.

Project Description

The applicant is proposing to replace 100% of the exterior shingles to match the existing shingles, structurally alter the residence by adding new sheer wall, and construct a 23 square foot addition to the existing kitchen. The scope of the project would also include an interior remodel. The applicant is proposing to utilize the existing wood shingle materials and colors to match the existing residence. The project also includes the demolition of stairs and the new construction of an 88 square foot exterior deck. The purpose of the proposed deck is to provide access to the rear yard. The new deck would be constructed over an existing concrete patio and would not increase the existing impervious surfaces associated with the residence.

A Demolition Permit is required to allow for 100% of the exterior wall coverings (shingle siding) to be removed.

Design Review is required to allow the demolition and replacement of the shingle siding.

A Nonconformity permit is to allow for the structural alterations (new sheer wall) associated with the project within the existing legal nonconforming right side yard setback.

Discussion

The scope of the project is relatively simple in that the project consists of a remodel and small addition that would match the appearance of the existing residence. But for the definition of demolition, which includes "exterior wall coverings", and adding shear wall to the building wall

that is located within the side yard setback, the project would not have required Town Council review. The other components of the project would not typically require Design Review. Accordingly, the requisite findings to approve the project can be achieved as stated in the attached Resolution 1935.

Public Comment

Public Notices were mailed to property owners within 300 feet of the project site. Staff has not received comments as of the distribution of this report.

Fiscal, resource and timeline impacts

If approved, the project would be subject to one-time fees for a building permit, and associated impact fees, which are based the reasonable expected cost of providing the associated services and facilities related to the development. The improved project site may be reassessed at a higher value by the Marin County Assessor, leading to an increase in the Town’s property tax revenues. Lastly, there would be no operating or funding impacts associated with the project as the project applicant would be required to pay the necessary fees for Town staff’s review of future building permit plan check and inspection fees.

Alternative actions

1. Continue the project for modifications; or
2. Make findings to deny the application.

Environmental review (if applicable)

The project is categorically exempt from the requirement for the preparation of environmental documents under the California Environmental Quality Act (CEQA) under CEQA Guideline Section 15301 –*additions to existing structures*, because it involves an addition to an existing single family residence, including a detached accessory structure with no potential for impacts as proposed. No exception set forth in Section 15301.2 of the CEQA Guidelines applies to the project including, but not limited to, Subsection (a), which relates to impacts on environmental resources; (b), which relates to cumulative impacts; Subsection (c), which relates to unusual circumstances; or Subsection (f), which relates to historical resources.

Attachments

1. Resolution 1935
2. Applicant project information
3. Project plans

ATTACHMENT 1

TOWN OF ROSS

RESOLUTION NO. 1935

A RESOLUTION OF THE TOWN OF ROSS APPROVING A DEMOLITION PERMIT, DESIGN REVIEW, AND A NONCONFORMITY PERMIT TO ALLOW THE REMODEL AND 23 SQUARE FOOT ADDITION AT 77 BOLINAS AVENUE, APN 073-041-20

WHEREAS, Jerry Frate, on behalf of Matthew and Pamela Morton, has submitted an application for a Demolition Permit, a Design Review and a Nonconformity Permit to allow partial demolition and remodel, and a 23 square foot addition to an existing single family residence at 77 Bolinas Avenue, Assessor's Parcel Number 073-041-20 (the "project"); and

WHEREAS, the project was determined to be categorically exempt from further environmental review pursuant to the California Environmental Quality Act (CEQA) Guideline Section 15301 – *additions to existing structures*, because it involves an addition to an existing single family residence no potential for impacts as proposed. No exception set forth in Section 15301.2 of the CEQA Guidelines applies to the project including, but not limited to, Subsection (a), which relates to impacts on environmental resources; (b), which relates to cumulative impacts; Subsection (c), which relates to unusual circumstances; or Subsection (f), which relates to historical resources; and

WHEREAS, on February 11, 2016, the Town Council held a duly noticed public hearing to consider the proposed project; and

WHEREAS, the Town Council has carefully reviewed and considered the staff reports, correspondence, and other information contained in the project file, and has received public comment; and

NOW, THEREFORE, BE IT RESOLVED the Town Council of the Town of Ross hereby incorporates the recitals above; makes the findings set forth in Exhibit "A", and approves a Demolition Permit, Design Review, and a Nonconformity Permit for the project described herein, located at 1 East Road, subject to the Conditions of Approval attached as Exhibit "B".

The foregoing resolution was duly and regularly adopted by the Ross Town Council at its regular meeting held on the 11th day of February 2016, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Kathleen Hoertkorn, Mayor

ATTEST:

Linda Lopez, Town Clerk

EXHIBIT "A"
Findings in Support of Project Approval
77 Bolinas Avenue
APN 073-041-20

A. Findings

I. Demolition Permit (RMC § 18.50.060) - Approval of a Demolition Permit for removal of existing single family residence is based on the findings outlined in Ross Municipal Code Section 18.50.060 as described below:

a) The demolition would not remove from the neighborhood or town, nor adversely affect, a building of historical, architectural, cultural or aesthetic value. The demolition will not adversely affect nor diminish the character or qualities of the site, the neighborhood or the community.

The Demolition Permit is required to allow the removal and replacement of wood shingles to match the existing residence. Because the project would look nearly identical to the existing residence when completed, the project would not diminish the character of the existing residence.

b) The proposed redevelopment of the site protects the attributes, integrity, historical character and design scale of the neighborhood and preserves the "small town" qualities and feeling of the town.

The project would retain the same design character, mass and bulk, and materials of the existing residence, therefore preserving the small town quality and feeling of the town.

c) The project is consistent with the Ross general plan and zoning ordinance.

With the exception of the existing legal nonconforming front yard setback and right side yard setback, the project is consistent with the Ross general plan's residential land use designation and the R-1 zoning district general development standards. The project would not exacerbate and of the existing legal nonconformities.

d) The project will not, under the circumstances of the particular case, be detrimental to the health, safety or general welfare of persons residing or working in the neighborhood and will not be detrimental to the public welfare or injurious to property or improvements in the neighborhood.

The project would be required to comply with the Town's Building Code and Fire Code requirements, therefore ensuring the health, safety, and general welfare of the residence residing or working in the neighborhood.

II. In accordance with Ross Municipal Code Section 18.41.070, Design Review is approved based on the following findings:

a) The project is consistent with the purpose of the Design Review chapter as outlined in Ross Municipal Code Section 18.41.010:

The removal and replacement of the wood shingles to match the existing residence would be consistent with the purpose of Design Review in that the project would retain the small town character of the residence and town.

b) The project is in substantial compliance with the design criteria of Ross Municipal Code Section 18.41.100.

The project would be consistent with the design review criteria and standards relative to having a nominal impact on the existing site conditions by providing an architectural design that is compatible with the architecture, materials, and colors of the existing residence. Lastly, the project would address health and safety through the issuance of a building permit to ensure compliance with the building, public works, and fire code regulations.

c) The project is consistent with the Ross General Plan and zoning ordinance.

The scope of the project is consistent with the allowed structures and uses that may be permitted within the Medium Density land use designation of the General Plan and the single family residence chapter of the zoning ordinance.

II. Non-conformity Permit (RMC § 18.52.040) – Approval of a non-conformity Permit to allow reconstruction of the existing residence in its existing nonconforming location is based on the following findings:

a) The nonconforming structure was in existence at the time the ordinance that now prohibits the structure was passed. The structure must have been lawful when constructed.

The estimated date the project site was developed was circa 1918, thus predating the current development standards for the R-1 zoning district.

b) The town council can make the findings required to approve any required demolition permit for the structure.

These findings have been made under the demolition findings above.

c) The project substantially conforms to relevant design review criteria and standards in Section 18.41.100.

See Design Review Findings above.

- d) Total floor area does not exceed the greater of: a) the total floor area of the existing conforming and/or legal nonconforming structure(s); or b) the maximum floor area permitted for the lot under current zoning regulations.**

The total floor area of the project would not exceed the maximum floor area permitted under the R-1 zoning regulations.

- e) Granting the permit will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.**

The project would allow for an overall improvement to the building exterior and improvement to the functionality of the building interior. The project would also be required to comply with the Town's Building Code and Fire Code requirements, therefore ensuring the health, safety, and general welfare of the residence residing or working in the neighborhood.

- f) The project will comply with the Flood Damage Prevention regulations in Chapter 15.36.**

The project site is also located with Zone AE (1-percent annual chance floodplain) and Zone X (outside 1-percent annual chance floodplain) flood zones. The base flood elevation has not been determined and mandatory flood insurance is required for this property. Furthermore, any improvements to the existing residence would be required to comply with applicable building codes relative to flood zones, as well as any other Federal Emergency Management Agency requirements.

- g) The fire chief has confirmed that the site has adequate access and water supply for firefighting purposes, or that the project includes alternate measures approved by the fire chief.**

The project has been reviewed by the Ross Valley Fire Department (RVFD). The RVFD has provided stated that the project can be approved subject to the installation of fire sprinklers, smoke detectors, and carbon monoxide detectors.

- h) The applicant has agreed in writing to the indemnification provision in Section 18.40.180.**

Indemnification requirements have been included as conditions of approval

- i) The site has adequate parking.**

The project would provide two on-site vehicle parking spaces.

EXHIBIT "B"
Conditions of Approval
77 Bolinas Avenue
APN 073-041-20

1. This approval authorizes the Demolition Permit, Design Review, and a Nonconformity permit to allow the partial demolition, remodel and a 23 square foot addition to an existing single family residence at 77 Bolinas Avenue.
2. The building permit shall substantially conform to the plans entitled, "Addition/Remodel- 77 Bolinas Ave" consisting of 7 sheets prepared by Jerry Frate Architecture and Planning date stamp received January 12, 2016.
3. The following conditions of approval shall be reproduced on the cover sheet of the plans submitted for a building permit. The property owner shall certify on the building permit plans that they have read and agree to the following conditions.
4. Except as otherwise provided in these conditions, the project shall comply with the plans submitted for Town Council approval. Plans submitted for the building permit shall reflect any modifications required by the Town Council and these conditions.
5. No changes from the approved plans, before or after project final, including changes to the materials and material colors, shall be permitted without prior Town approval. Red-lined plans showing any proposed changes shall be submitted to the Town for review and approval prior to any change. The applicant is advised that changes made to the design during construction may delay the completion of the project and will not extend the permitted construction period.
6. Prior to issuance of any building permit, the plans shall show that the maximum ceiling height for the refuse shed structure is below five feet in height, unless a Variance from floor area is approved by the Town Council.
7. Prior to Building Permit Issuance, the applicant shall submit proposed exterior lighting fixtures if any new lighting will be installed as a result of the project. All lighting shall be shielded (no bare bulb light fixtures or down lights that may be visible from down-slope sites). Exterior lighting of landscaping by any means shall not be permitted if it creates glare, hazard or annoyance for adjacent property owners. Lighting expressly designed to light exterior walls or fences that is visible from adjacent properties or public right-of-ways is prohibited. No up lighting is permitted. Interior and exterior lighting fixtures shall be selected to enable maximum "cut-off" appropriate for the light source so as to strictly control the direction and pattern of light and eliminate spill light to neighboring properties or a glowing night time character.

8. The project shall comply with the Fire Code and all requirements of the Ross Valley Fire Department (RVFD).
9. The project shall comply with the following conditions of the Town of Ross Building Department and Public Works Department:
 - a. Any person engaging in business within the Town of Ross must first obtain a business license from the Town and pay the business license fee. Applicant shall provide the names of the owner, architects, engineers and any other people providing project services within the Town, including names, addresses, e-mail, and phone numbers. All such people shall file for a business license. A final list shall be submitted to the Town prior to project final.
 - b. A registered Architect or Engineer's stamp and signature must be placed on all plan pages.
 - c. The building department may require the applicant to submit a deposit prior to building permit issuance to cover the anticipated cost for any Town consultants, such as the town hydrologist, review of the project. Any additional costs incurred by the Town, including costs to inspect or review the project, shall be paid as incurred and prior to project final.
 - d. The applicant shall submit an erosion control plan with the building permit application for review by the building official/director of public works. The Plan shall include signed statement by the soils engineer that erosion control is in accordance with Marin County Stormwater Pollution Prevention Program (MCSTOPP) standards. The erosion control plan shall demonstrate protection of disturbed soil from rain and surface runoff and demonstrate sediment controls as a "back-up" system (ie temporary seeding and mulching or straw matting).
 - e. No grading shall be permitted during the rainy season between October 15 and April 15 unless permitted in writing by the Building Official/Director of Public Works. Grading is considered to be any movement of earthen materials necessary for the completion of the project. This includes, but is not limited to cutting, filling, excavation for foundations, and the drilling of pier holes. It does not include the boring or test excavations necessary for a soils engineering investigation. All temporary and permanent erosion control measures shall be in place prior to October 1.
 - f. The drainage design shall comply with the Town's stormwater ordinance (Ross Municipal Code Chapter 15.54). A drainage plan and hydrologic/hydraulic analysis shall be submitted with the building permit application for review and approval by the building official/public works director, who may consult with the town hydrologist at the applicants' expense (a deposit may be required). The plan shall be designed, at a

minimum, to produce no net increase in peak runoff from the site compared to pre-project conditions (no net increase standard). As far as practically feasible, the plan shall be designed to produce a net decrease in peak runoff from the site compared to pre-project conditions. Applicants are encouraged to submit a drainage plan designed to produce peak runoff from the site that is the same or less than estimated natural, predevelopment conditions which existed at the site prior to installation of impermeable surfaces and other landscape changes (natural predevelopment rate standard). Construction of the drainage system shall be supervised, inspected and accepted by a professional engineer and certified as-built drawings of the constructed facilities and a letter of certification shall be provided to the Town building department prior to project final.

- g. An encroachment permit is required from the Department of Public Works prior to any work within a public right-of-way.
- h. The plans submitted for a building permit shall include a detailed construction and traffic management plan for review and approval of the building official, in consultation with the town planner and police chief. The plan shall include as a minimum: tree protection, management of worker vehicle parking, location of portable toilets, areas for material storage, traffic control, method of hauling and haul routes, size of vehicles, and washout areas.
- i. The applicant shall submit a schedule that outlines the scheduling of the site development to the building official. The schedule should clearly show completion of all site grading activities prior to the winter storm season and include implementation of an erosion control plan. The construction schedule shall detail how the project will be completed within the construction completion date provided for in the construction completion chapter of the Ross Municipal Code (Chapter 15.50).
- j. A Final construction management plan shall be submitted in time to be incorporated into the job.
- k. A preconstruction meeting with the property owner, project contractor, project architect, project arborist, representatives of the Town Planning, Building/Public Works and Ross Valley Fire Department and the Town building inspector is required prior to issuance of the building permit to review conditions of approval for the project and the construction management plan.
- l. A copy of the building permit shall be posted at the site and emergency contact information shall be up to date at all times.
- m. The Building Official and other Town staff shall have the right to enter the property at all times during construction to review or inspect construction, progress, compliance with the approved plans and applicable codes.

- n. Inspections shall not be provided unless the Town-approved building permit plans are available on site.
- o. Working Hours are limited to Monday to Friday 8:00 a.m. to 5:00 p.m. Construction is not permitted at any time on Saturday and Sunday or the following holidays: New Year's Day, Martin Luther King Day, President's Day, Memorial Day, Independence Day, Labor Day, Veteran's Day, Thanksgiving Day, and Christmas Day. If the holiday falls on a Sunday, the following Monday shall be considered the holiday. If the holiday falls on a Saturday, the Friday immediately preceding shall be considered the holiday. Exceptions: 1.) Work done solely in the interior of a building or structure which does not create any noise which is audible from the exterior; or 2.) Work actually physically performed solely by the owner of the property, on Saturday between the hours of 10:00 a.m. and 4:00 p.m. and not at any time on Sundays or the holidays listed above. (RMC Sec. 9.20.035 and 9.20.060).
- p. Failure to comply in any respect with the conditions or approved plans constitutes grounds for Town staff to immediately stop work related to the noncompliance until the matter is resolved. (Ross Municipal Code Section 18.39.100). The violations may be subject to additional penalties as provided in the Ross Municipal Code and State law. If a stop work order is issued, the Town may retain an independent site monitor at the expense of the property owner prior to allowing any further grading and/or construction activities at the site.
- q. Materials shall not be stored in the public right-of-way. The project owners and contractors shall be responsible for maintaining all roadways and right-of-ways free of their construction-related debris. All construction debris, including dirt and mud, shall be cleaned and cleared immediately. All loads carried to and from the site shall be securely covered, and the public right-of-way must be kept free of dirt and debris at all times. Dust control using reclaimed water shall be required as necessary on the site or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas and staging areas at site. Cover stockpiles of debris, soil, sand or other materials that can be blown by the wind.
- r. Applicants shall comply with all requirements of all utilities including, the Marin Municipal Water District, Ross Valley Sanitary District, and PG&E prior to project final. Letters confirming compliance shall be submitted to the building department prior to project final.
- s. All electric, communication and television service laterals shall be placed underground unless otherwise approved by the director of public works pursuant to Ross Municipal Code Section 15.25.120.

- t. The project shall comply with building permit submittal requirements as determined by the Building Department and identify such in the plans submitted for building permit, including but not limited to the following:
 - i. Verify that all new windows and doors with glass shall be tempered in compliance with Wildland Urban Interface (WUI) and chapter 7A of the 2013 California Fire Code. All windows and glazed doors shall comply with Safety Glazing requirements due to locations near stairways per 2013 CRC R308.
 - ii. Verify that roof and roof venting complies with WUI requirements for Class A rated roof assembly.
 - iii. Verify all exterior stairways shall be properly illuminated, have approved handrails (if more than four steps) and comply with 2013 CRC R311
 - iv. Verify all gutters with downspouts drain into a storm drain system or onto a splash block. Downspouts shall have clean out prior to entering horizontal drainage pipe of a storm drainage system.
- u. The applicant shall work with the Public Works Department to repair any road damage caused by construction. Applicant is advised that, absent a clear video evidence to the contrary, road damage must be repaired to the satisfaction of the Town prior to project final. Damage assessment shall be at the sole discretion of the Town, and neighborhood input will be considered in making that assessment.
- v. Final inspection and written approval of the applicable work by Town Building, Planning and Fire Department staff shall mark the date of construction completion.
- w. The Public Works Department may require submittal of a grading security in the form of a Certificate of Deposit (CD) or cash to cover grading, drainage, and erosion control. Contact the Department of Public Works for details.
- x. The applicant shall submit an erosion control plan with the building permit application for review by the building official/director of public works. The plan shall include a signed statement by the soils engineer that erosion control is in accordance with Marin County Stormwater Pollution Prevention Program (MCSTOPPP) standards. The erosion control plan shall demonstrate protection of disturbed soil from rain and surface runoff and demonstrate sediments controls as a “back-up” system. (Temporary seeding and mulching or straw matting are effective controls).
- y. The Soils Engineer shall provide a letter to the Department of Public Works certifying that all grading and drainage has been constructed according to plans filed with the grading permit and his/her recommendations. Any changes in the approved grading and drainage plans shall be certified by the Soils Engineer and approved by the

Department of Public Works. No modifications to the approved plans shall be made without approval of the Soils Engineer and the Department of Public Works.

- i. The existing vegetation shall not be disturbed until landscaping is installed or erosion control measures, such as straw matting, hydroseeding, etc, are implemented.
- ii. All construction materials, debris and equipment shall be stored on site. If that is not physically possible, an encroachment permit shall be obtained from the Department of Public Works prior to placing any construction materials, debris, debris boxes or unlicensed equipment in the right-of-way.
- iii. The applicant shall provide a hard copy and a CD of an as-built set of drawings, and a certification from all the design professionals to the building department certifying that all construction was in accordance with the as-built plans and his/her recommendations.

10. The applicants and/or owners shall defend, indemnify, and hold the Town harmless along with the Town Council and Town boards, commissions, agents, officers, employees, and consultants from any claim, action, or proceeding ("action") against the Town, its boards, commissions, agents, officers, employees, and consultants attacking or seeking to set aside, declare void, or annul the approval(s) of the project or alleging any other liability or damages based upon, caused by, or related to the approval of the project. The Town shall promptly notify the applicants and/or owners of any action. The Town, in its sole discretion, may tender the defense of the action to the applicants and/or owners or the Town may defend the action with its attorneys with all attorneys fees and litigation costs incurred by the Town in either case paid for by the applicant and/or owners.

ATTACHMENT 2



Town of Ross

Planning Department

Post Office Box 320, Ross, CA 94957

Phone (415) 453-1453, Ext. 121

Fax (415) 453-1950

Web www.townofross.org

Email cmunneke@townofross.org

Staff Use Only
Received By: <u>HS</u>
Date: <u>1/12/14</u>
Fees Paid: <u>\$1426</u>
Date: <u>1/12/16</u>

PLANNING PERMIT APPLICATION

Type of Application (check all that apply):

- | | |
|--|--|
| <input type="checkbox"/> Design Review | <input type="checkbox"/> Residential Second Unit |
| <input type="checkbox"/> Variance(s) | <input type="checkbox"/> Use Permit |
| <input type="checkbox"/> Hillside Lot Application | <input type="checkbox"/> Minor Exception |
| <input type="checkbox"/> Basement or Attic Exception | <input type="checkbox"/> Demolition Permit |
| <input checked="" type="checkbox"/> Other: | |

(5300)
 \$ 1329 - NCA
 97.00 - Tech
 (5313)
 \$ 1426
 non conformity Permit

Parcel Address and Assessor's Parcel No. 77 Bolinas Ave, Ross 073-041-20

Owner(s) of Parcel Matthew's, Pamela MORTON

Mailing Address (PO Box in Ross) PO Box 1746

City Ross State CA ZIP 94957

Day Phone 415-488-3211 Evening Phone 415-457-9627

Email p.parramorton@gmail.com

Architect (Or applicant if not owner) Jerry Frate

Mailing Address 193 Isle Royale Court

City San Rafael State CA ZIP 94903

Phone 415-472-0320

Email jerryfrate@att.net

Primary Contact for Application (name) Pam Morton

Existing and Proposed Conditions (For definitions please refer to attached fact sheet.)

Gross Lot Size 9440 sq. ft. Lot Area 9440 sq. ft.

Existing Lot Coverage 1732 sq. ft. Existing Floor Area 1732 sq. ft.

Existing Lot Coverage 19 % Existing Floor Area Ratio 19 %

Coverage Removed 0 sq. ft. Floor Area Removed 0 sq. ft.

Coverage Added 37 sq. ft. Floor Area Added 37 sq. ft.

R1 zoning
Flood zone AE & X

Net Change- Coverage 37 sq. ft. Net Change- Floor Area 37 sq. ft.
 Proposed Lot Coverage 1885 sq. ft. Proposed Floor Area 1885 sq. ft.
 Proposed Lot Coverage 20 % Proposed Floor Area Ratio 20 %
 Existing Impervious Areas ^{-no change} sq. ft. Proposed Impervious Areas ^{no change} sq. ft.
 Existing Impervious Areas ^{no change} % Proposed Impervious Areas ^{no change} %
 Proposed New Retaining Wall Construction 0 ft. (length) ft. (max height)
 Proposed Cut 0 cubic yards Proposed Fill 0 cubic yards

Written Project Description – may be attached.

A complete description of the proposed project, including all requested variances, is required. The description may be reviewed by those who have not had the benefit of meeting with the applicant, therefore, be thorough in the description. For design review applications, please provide a summary of how the project relates to the design review criteria in the Town zoning ordinance (RMC §18.41.100).

The project at 77 Bolinas Ave proposes a 37 square foot addition to the existing structure that will square off the kitchen area.

This will bring the floor area ratio and lot coverage to 20% (19.9).

The proposed materials include new composite roofing and new cedar shingles on the exterior of the house similar to the current.

Several interior walls will be moved to correct an awkward floor plan. That will enable the relocation of one bathroom and make room for the kitchen where the bathroom is currently. The plan utilizes one of the current bedrooms to create an en suite bathroom for the master bedroom.

ATTACHMENT 3



VICINITY MAP, N.T.S.

SCOPE OF WORK

- NEW HOUSE ADDITION (23 sq. ft.)
- REMODELED KITCHEN
- REMODELED BATHROOM
- REMODELED 2ND BATH & LAUNDRY AREA
- REPLACE (E) DINING W/ NEW FAMILY ROOM
- NEW ROOF OVER REMODELED KITCHEN AND FAMILY RM.
- NEW EXTERIOR STAIRS AND DECK

FAR

FAR: 9,440 X % 20 = 1,888 sq. ft. MAX
1,888 > 1,755 sq. ft. (19%) OK

LOT COVERAGE

COVERAGE: 9,440 X % 20 = 1,888 sq. ft. MAX
Coverage = house + garage + addition + decks / stairs =
1,456 + 276 + 23 + (8) front deck/stairs 48 + (10) deck / stairs
88 = (E) side stairs 20 = 1,571 sq. ft.
1,888 > 1,571 OK

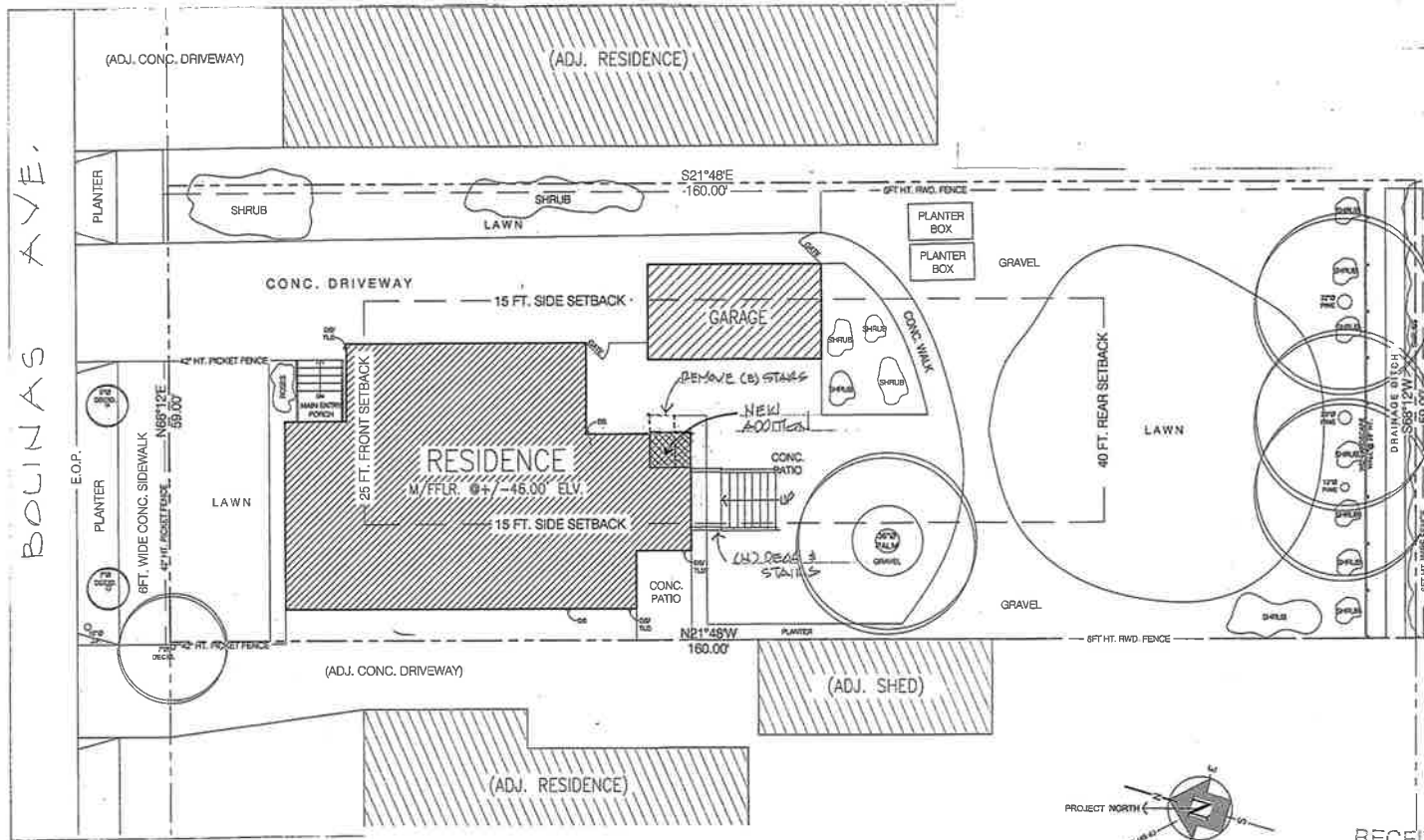
AP NUMBER	073-041-20
ZONE	R1
GROSS LOT	9,440 sq. ft.

PROJECT DATA

EXISTING HOUSE:	
EXISTING HOUSE	1,456 sq. ft.
EXISTING GARAGE	276 sq. ft.
EXIST. FRONT DECK	48 sq. ft.
EXIST. SIDE DECK	20 sq. ft.
NEW ADDITION TO HOUSE:	
NEW KITCHEN EXTENSION	23 sq. ft.
TOTAL NEW HEATED	23 sq. ft.
NEW REAR DECK / STAIRS	88 sq. ft.

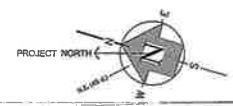
FINAL PROJECT AREAS

EXISTING HOUSE	1,456 sq. ft.
EXISTING GARAGE	276 sq. ft.
NEW AREAS	23 sq. ft.
TOTAL HEATED	1,755 sq. ft.



SITE PLAN

1/8" = 1'-0"



SHEET INDEX

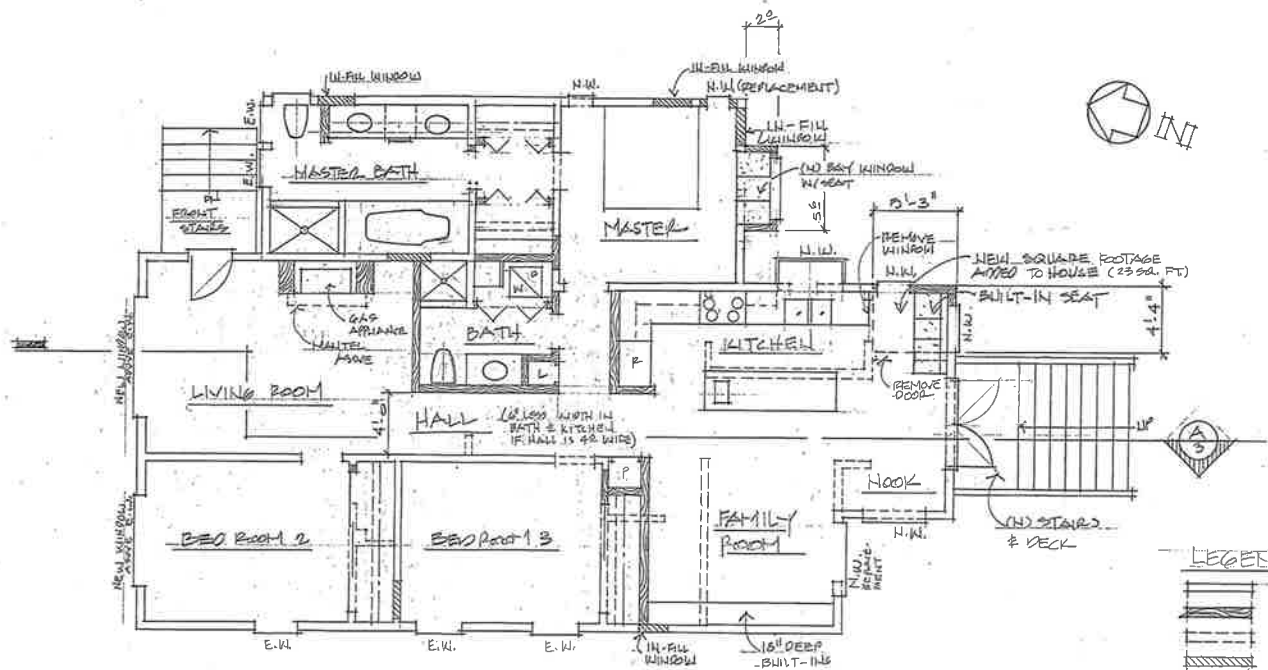
- 1 SITE PLAN
- 2 FLOOR PLAN
- 3 ROOF PLAN, SECTIONS
- 4 ELEVATIONS
- 5 EXISTING FLOOR PLAN
- 6 EXISTING SECTIONS
- 7 EXISTING ELEVATIONS

RECEIVED
Planning Department

JAN 12 2015

Town of Ross



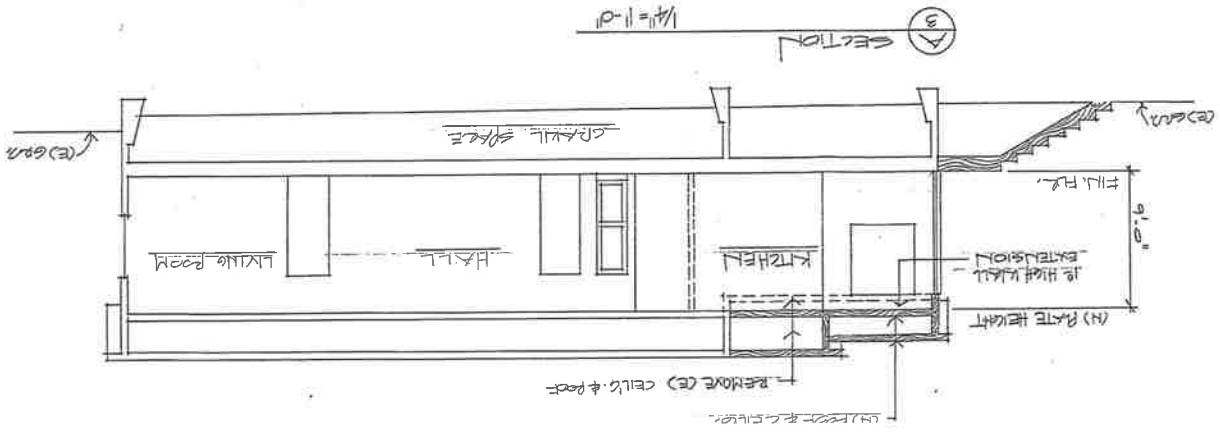
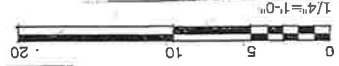
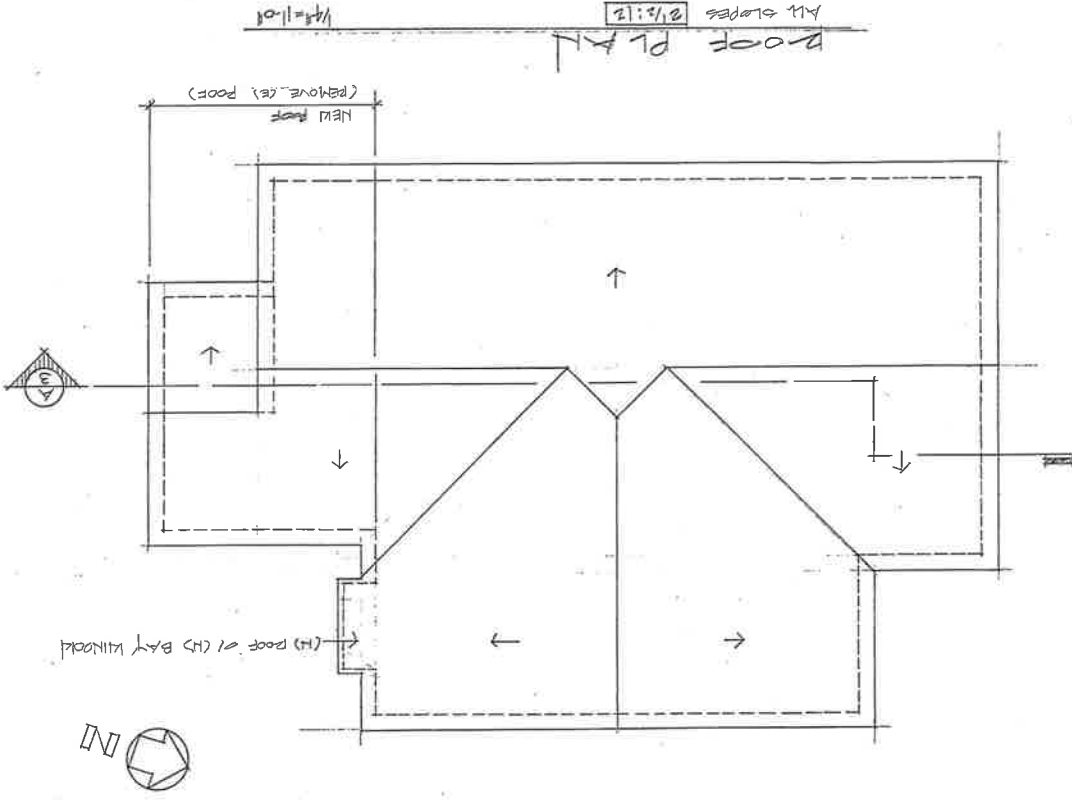


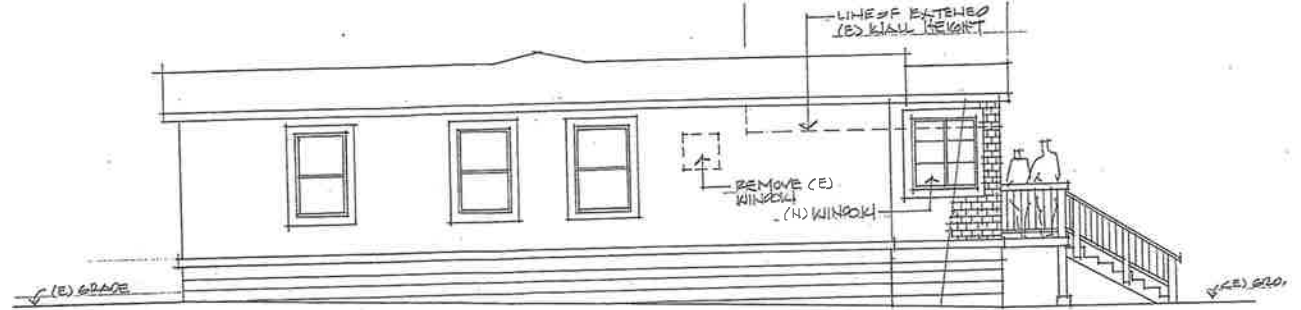
LEGEND

	EXIST'G. WALL
	NEW WALL
	REMOVE WALL
	IN-FILL WALL W/ 2x4 STUDS @ 24" O.C.
	E.W. EXIST'G. WINDOW
	N.W. NEW WINDOW

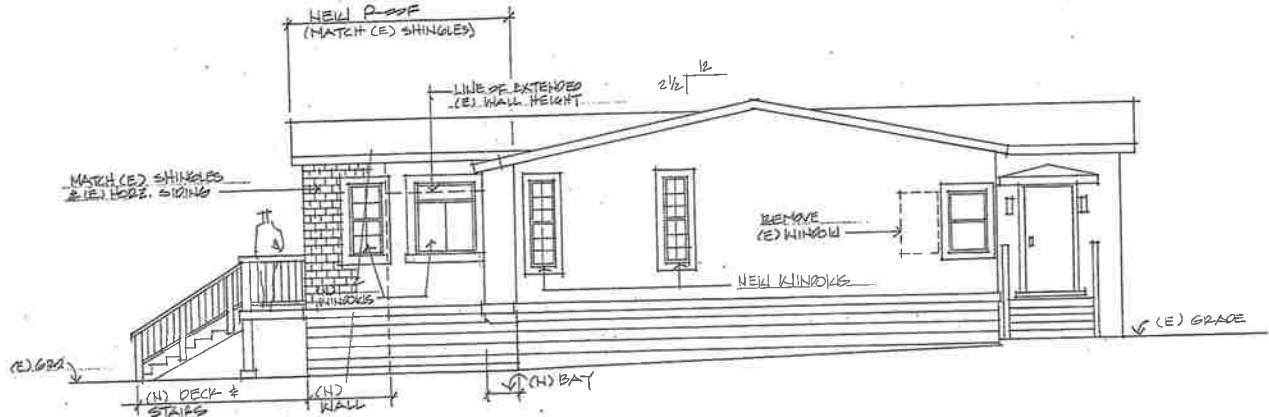


FLOOR PLAN
 1/4" = 1'-0"

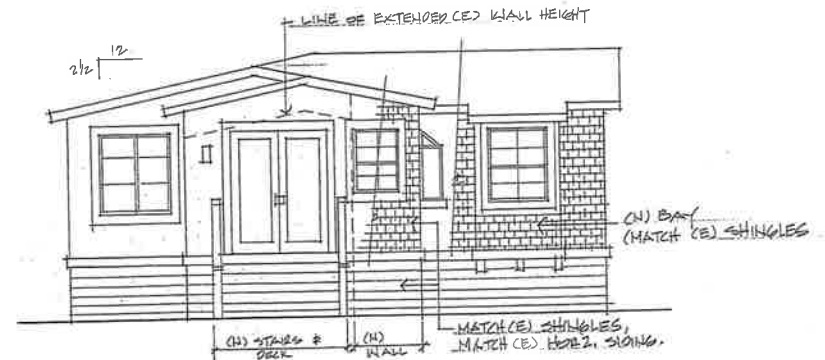




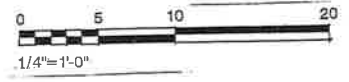
WEST ELEVATION
1/4" = 1'-0"

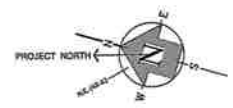
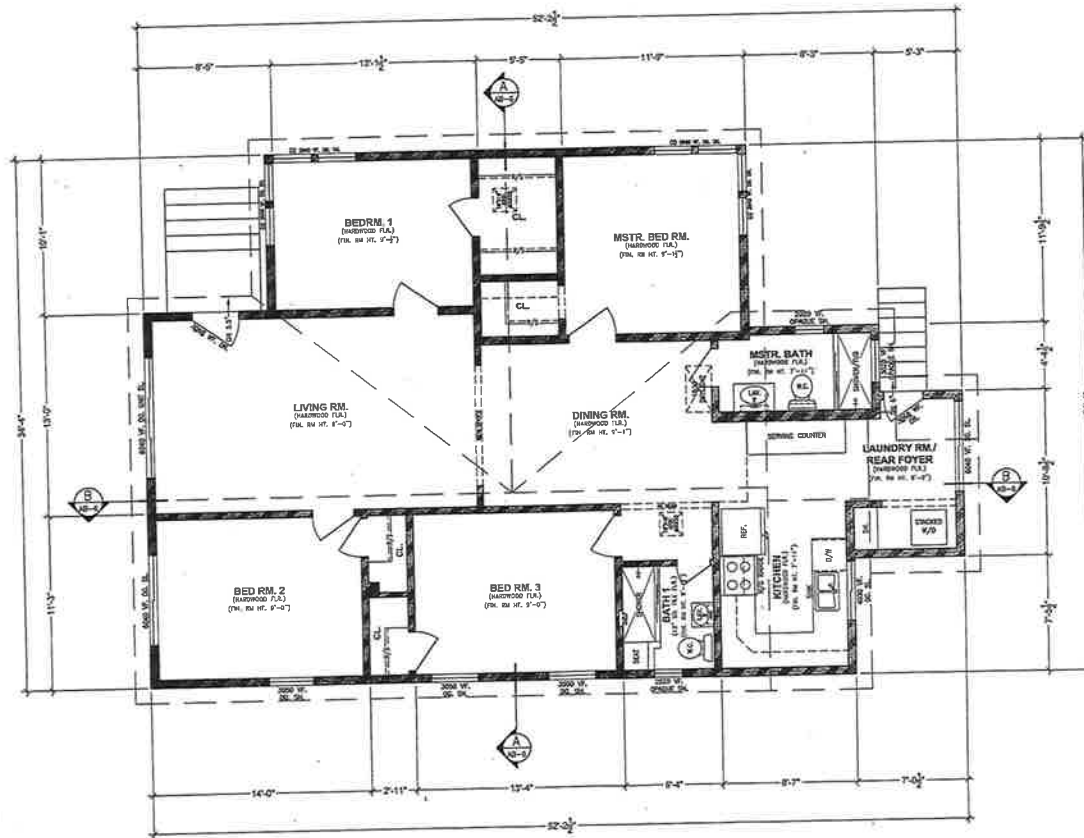


EAST ELEVATION
1/4" = 1'-0"

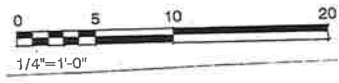


SOUTH ELEVATION
1/4" = 1'-0"



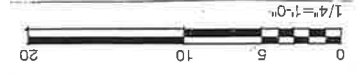


EXISTING FLOOR PLAN

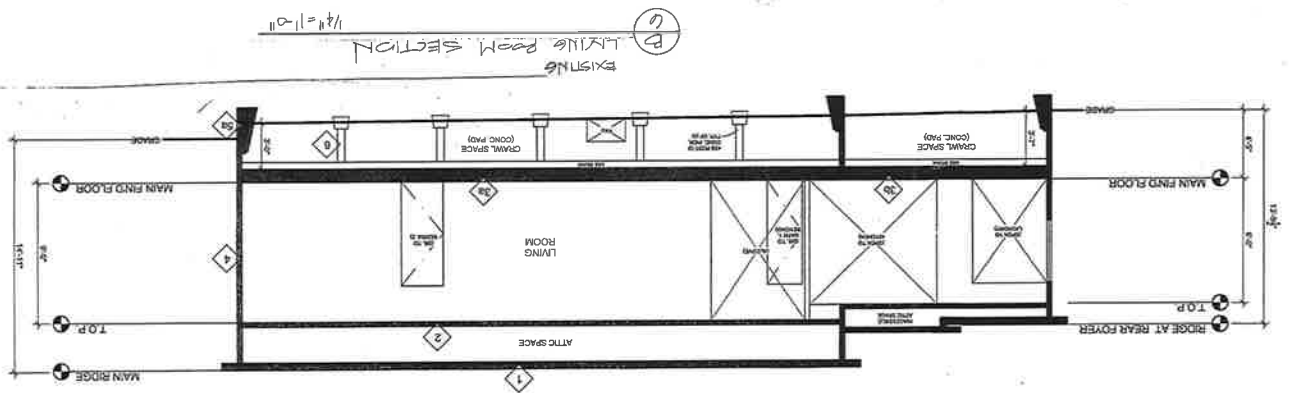
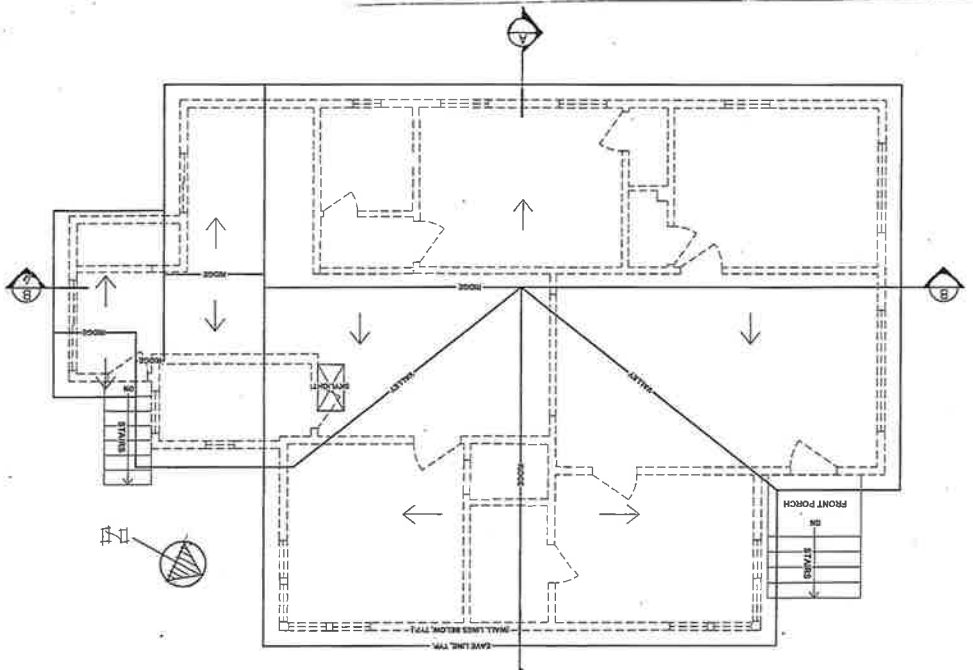


1/4"=1'-0"

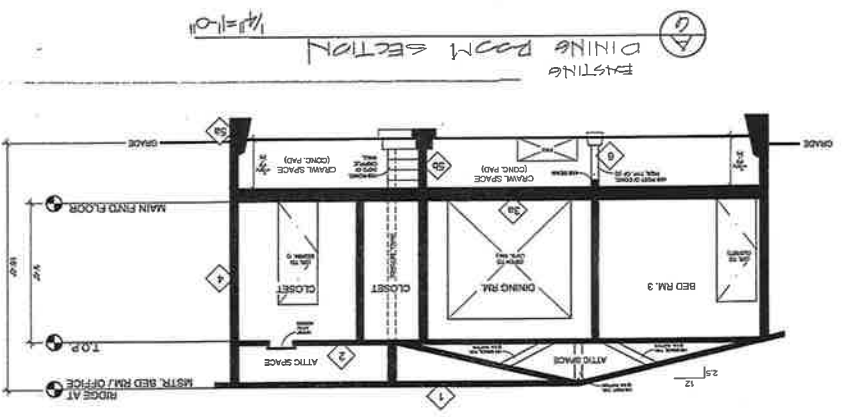
STRUCTURAL ASSEMBLY NOTES		
1	ROOF FRAMING, TYP.	CLASS IV COMPOS. SHINKLES, OF ROOFING FELT, 1X SIP SHEATHING LAYER, OR ZEK RAYERS @ 24" O.C. WITH A 1X8 RIDGE BOARD
2	CEILING FRAMING, TYP.	ZEK JOISTS @ 24" O.C. SUPPORTING A 1/2" GYP. CEILING COMBO LOOSE FILL AND PERGLASS INSULATION (RATING UNKNOWN)
3a	FLOOR FRAMING AT BRG. MAIN HOUSE, TYP.	HARDWOOD FINISH FLOORING OR SUBFLOOR OR ZEK JOISTS @ 16" O.C. (R-11 PERGLASS INSULATION)
3b	FLOOR FRAMING AT BRG. ATTACH. BA. 2	HARDWOOD FINISH FLOORING OR SUBFLOOR OR ZEK JOISTS @ 16" O.C. (R-11 PERGLASS INS. AREA A ONLY)
4	EXTERIOR WALLS, TYP.	ZEK STUDS @ 16" O.C. SUPPORTING THE ROOF, TOPNDS & GROOVE WOOD SIDING (ASSEMBLY WITH A MIN. R-11 BATT INSULATION)
5a	FOUNDATION WALLS	8" T&K BATTERED CONC. FOUNDATION WALL WITH ZEK STUDS @ 16" O.C. (W/ ASS'ED ANCHOR BOLTS, BOLTED TO TOP, NOT VISIBL.)
5b	ORG. EXT. CONC. FOUNDATION WALLS AT EAST	12" T&K CONC. FOUNDATION WALL WITH 17" R-17 RIBBL. SUPPORTING 3X4 STUDS @ 24" O.C. (W/ ASS'ED ANCHOR BOLTS BOLTED TO TOP, NOT VISIBL.) - (PROFILE AND DEPTH OF FOOTING UNKNOWN)
6	HOUSE POST AND PER. FOUNDATION, TYP.	FLOOR FRAMING OF 4X8 POST & BEAM, SUPPORTED BY 4X8 POSTS OF 2X WD. PLATE OF 12 SQ. CONC. PER PAGES



EXISTING ROOF PLAN
1/4" = 1'-0"



EXISTING LIVING ROOM SECTION
1/4" = 1'-0"



EXISTING DINING ROOM SECTION
1/4" = 1'-0"