

KENSINGTON MUNICIPAL ADVISORY COUNCIL

REGULAR MEETING NOTES - DRAFT

Location: Zoom Call

Tuesday, August 25, 2020 – 7 PM PDT

1. Roll Call – Present: Patrick Tahara, Chris Brydon, Larry Nucc , and Adam Novickas Absent: Melissa Holmes Snyder, Lloyd Cowell
2. Citizens' Comments – No citizens' comments
3. Meeting Notes of June 30, 2020 approved. Motion by Chris, 2nd by Larry, Ayes (4) Patrick, Chris, Larry, Adam
4. **216 Trinity (DP20-3015)** The applicant is seeking Kensington Design Review approval to allow a 104 SF addition to an existing three-story residence, resulting in a 3,894 SF of Gross Floor Area where 2,700 SF is the threshold requiring a public hearing.

Douglas Emery , Owner of 216 Trinity, stated that the residence was purchased in 2014 as his son had purchased a house in the area. The addition will allow for xxx on the 3rd Floor. In this project of the house, the kitchen will also be renovated.

Stan Nielsen, the architect of 216 Trinity, presented the proposed floor plans and the elevations of the residence. A rendering of the proposed addition and existing photos of the front elevation of the residence were shown in the presentation. He explained that the additional 104 SF to the residence is on the third floor of the residence and the design extends 4' toward the back of the house to allow for the bedroom and bathroom expansion.

He added that the design allows for privacy, limits any obstructions of views to the adjacent neighbors. There were emails and information to the neighbors noticing them about this upcoming project. Stan noted that they did not receive any concerns from the neighbors.

Chris asked whether a variance would be needed as the work was an addition to the 3rd floor. Patrick stated that the County did not request a variance per the Planner's description and surmised that existing residence already contains a third floor and the proposed project is an addition to the 3rd floor.

Motion to recommend approval of the drawings dated June 8, 2020 and emailed on June 9, 2020 by Chris, 2nd by Lloyd at 7:42 pm – Ayes (4) Patrick, Chris, Larry, Lloyd, Adam.

5. Adjournment: Motion by Chris, 2nd by Adam at 7:44 pm - Ayes (4) Patrick, Chris, Larry, Adam