

KENSINGTON MUNICIPAL ADVISORY COUNCIL

REGULAR MEETING AGENDA

MINUTES

TUESDAY, January 8, 2013

7:00 PM

1. Roll Call of Members Present: Tahara, Cordova, Holmes Snyder, Gilfillan, Zvik
2. Approval of the Minutes of the November 27, 2012 meeting were moved to the January 26th agenda due to absence of necessary council members.

3. Citizens' Comments: None

4. **434 Beloit (DP12-3024) - RECOMMEND APPROVAL**

Project designer Glen Skidmore spoke on behalf of applicant. Mr. Skidmore presented a proposed Development Plan to allow the enclosure of an existing second story deck at an existing single family residence. The total square footage including the addition is at 2,494 SF. This exceeds the maximum floor area ratio of approximately 2,300 SF.

Mr. Skidmore indicated the proposed plan exceeds the maximum FAR by 194 SF. The applicant spoke with surrounding neighbors, who cited no opposition. There were no public comments on the proposed plan. Member Holmes Snyder moved to approve the plan; Cordova seconded the motion. Vote 5-0 recommendation for approval.

5. **690 Oberlin (VR12-1029)) - RECOMMEND APPROVAL**

Architect Bill Coburn represented the applicant's request approval of a variance to allow an 8' secondary setback where 15' is required in order to construct a one-story addition study room.

Mr. Coburn described the "awkward" siting of the house on the existing parcel. The home is also surrounded by several established cedar and sycamore trees, as well as an expansive evergreen shrub that borders the home on the east side of the parcel.

In reviewing the proposed project in plan view, Mr. Corburn noted that the proposed addition would close a niche created by the existing dining room and living room and would not impact the harmony of the existing envelope.

There were no public comments on the proposed plan. The council unanimously found the proposed project met all requirements to grant requested variance. Member Holmes Snyder moved to approve the plan; Cordova seconded the motion. Vote 5-0 recommendation for approval.

6. Consensus to adjourn at 8:02 pm.