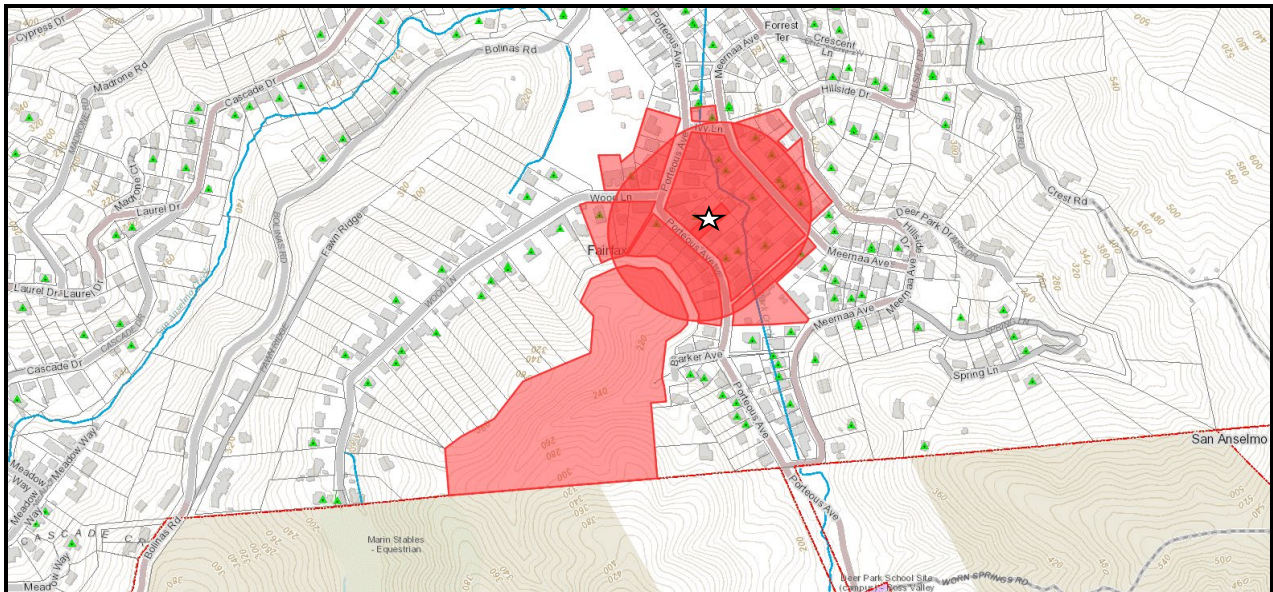


TOWN OF FAIRFAX STAFF REPORT

Department of Planning and Building Services

TO: Planning Commission
DATE: October 19, 2023
FROM: Linda Neal, Principal Planner
LOCATION: 91 Porteous Ave.; APN # 002-082-18
ZONING: RD 5.5-7 Residential Zone
PROJECT: Legalization of a garage and expanded driveway
ACTION: Conditional Use Permit, Minimum Front and Combined Front-Rear Setback Variance, Minimum Side-yard Setback Variance, and Driveway Width Variance; Application # 23-31
APPLICANT: Scott Valentino
OWNER: Same
CEQA STATUS: Categorically exempt, § 15303(e) and 15305(a)



91 PORTEOUS AVENUE

PROJECT DESCRIPTION

Legalization of a 280 square-foot, one-car, garage that is 14-feet in height and constructed 1-foot from the southeast side property line and a driveway that has been widened to 29-feet.

BACKGROUND

The 50-foot wide, 7,150 square-foot property was subdivided in 1908 by the recordation of Map No. 1 of the Deer Park Subdivision. The 1-bedroom, 1-bathroom, residence was constructed in 1919 and a 320 square-

foot garage/workshop was built behind the house in 2005. A smaller storage shed also exists on the property that first appears in the Town records in 1984.

The property was posted with a stop work order by the Building Official on December 30, 2020, because the project did not have a building permit. The structure's exterior has been completed to protect it from future weather damage, but no further work has been done.

The owner is in the process of completing plans to legalize the conversion of the rear garage/storage building into an accessory dwelling unit (ADU) which staff has verified complies with the ADU regulations and can be processed ministerially. Conversion of the existing garage at the rear of the property into an ADU does not require the provision of any additional parking in accordance with Town Code § 17.048010(D)(a)(1) (additional parking is not required when converting existing structures to ADU's).

DISCUSSION

The project complies with the requirements of the RD 5.5-7 Zone District as follows:

	Front Setback	Rear Setback	Combined Front/rear Setback	Side Setbacks	Combined Side Setbacks	FAR	Coverage	Height
Required/ Permitted	10 ft.	6 ft.	25 ft.	5 ft. & 5 ft.	15 ft.	.40	.35	28.5 ft., 2 stories
Existing	36 ft.	8 ft.	44 ft.	12 ft. & 11 ft.	23 ft.	.17	.17	14 ft., 1 story
Proposed	8.5 ft.	No change	16.5 ft.	1 ft. & 11 ft.	12 ft.	.19	.19	14 ft. - garage

Approval of the project, in accordance with Town Code § 17.084.050(A), requires the approval of a Conditional Use Permit (CUP) because the site is 50-feet wide and does not comply with the minimum 60-foot width requirement.

The following exceptions (Variances) to the setback regulations are required:

Minimum Front-yard and combined Front/rear-yard Setback Variance. Town Code 17.084.070(A)(1) requires that structures in the RD 5.5-7 Zone maintain minimum front and rear setbacks of 6 feet and a combined front/rear setback of 25-feet and Town Code § 17.040.020(A) requires that accessory structures maintain a minimum front setback of 10-feet. The garage maintains a front setback of 8 ½-feet, the storage shed at the rear of the property maintains a minimum rear setback of 8-feet, for a total front/rear setback of 18 ½-feet. Therefore, legalization of the garage in the current location requires the approval of both a front setback variance and a combined front/rear setback variance.

Minimum Side-Yard Setback Variance. Town Code § 17.084.070(A)(2) requires that properties in the RD 5.5-7 Zone maintain minimum side-yard setbacks of 5-feet and a combined side-yard setback of 15-feet. Town Code § 17.052.010(B) prohibits parking within a required side-yard and parking structures within the side-yard setback. The garage maintains a 1-foot setback from the south side property line and the house maintains an 11-foot setback from the north side property line resulting in the parking being in the minimum 5-foot side-yard setback and requiring a Side-yard Setback Variance.

Town Code § 12.12.030 limits residential driveway to 20-feet wide within the public road easement. The driveway at 91 Porteous has been widened to 29-feet to accommodate the owner's travel van and to avoid an existing mature tree located in the center of the driveway. Therefore, the driveway expansion to 29-feet requires the approval of a Driveway Width Variance.

To approve the required discretionary permits to legalize the garage and parking accessed by the new 29-foot-wide driveway the Planning Commission must be able to make the following required legal findings for the Conditional Use Permit and the Minimum Front-yard and Combined Front/rear Setback Variance, the Minimum Side-yard Setback Variance, and the Driveway Width Variance:

Conditional Use Permit (CUP) Findings (Town Code § 17.032.060)

- (A) The approval of the use permit shall not constitute a grant of special privilege and shall not contravene the doctrines of equity and equal treatment.
- (B) The development and use of property, as approved under the use permit, shall not create a public nuisance, cause excessive or unreasonable detriment to adjoining properties or premises, or cause adverse physical or economic effects thereto, or create undue or excessive burdens in the use and enjoyment thereof, any or all of which effects are substantially beyond that which might occur without approval or issuance of the use permit.
- (C) Approval of the use permit is not contrary to those objectives, goals, or standards pertinent to the particular case and contained or set forth in any master plan, development plan or other plan or policy, officially adopted by the town.
- (D) Approval of the use permit will result in equal or better development of the premises than would otherwise be the case, and that the approval is in the public interest and for the protection or enhancement of the community.

Suggested Findings

- (A) A survey of parking and parking structures along Porteous Avenue revealed that there are 39 out of 64 other residential properties with narrow widths, that have the garages located within the side-yard and/or front yard setbacks or the uncovered parking within the side-yard setback. Therefore, granting a Conditional Use Permit to allow the garage to maintain a 1-foot side-yard setback, a 12-foot combined side-yard setback and an 8 ½-foot front-yard setback will not be a grant of special privilege.
- (B) The 8 ½ -foot setback from the front property line along with the 9-foot-wide paved sidewalk area meets the intent of the required 10-foot front setback for detached garages, maintaining more than adequate visibility for pedestrians and vehicles using the Porteous Avenue right-of-way and sidewalk. Therefore, approval of the CUP will not create a public nuisance or cause excessive or unreasonable detriment to adjoining properties or premises.
- (C) Approval of the CUP is not contrary to the goals or standards set forth in the Fairfax General Plan or Zoning Ordinance.
- (D) Approval of the CUP will allow the property to be in compliance with the covered parking requirements and to provide two on-site parking spaces which brings the property more into compliance with the Fairfax parking regulations contained in Town Code Chapter 17.052, Off-Street Parking and Loading Requirements and is a better use of the site.

Front Setback and Combined Front-Rear Setback, Minimum Side and Combined Side-yard Setback Variance Findings (Town Code § 17.028.070)

- (1) Because of special circumstances applicable to the property, including size, shape, topography, location of surroundings, the strict application of this title will deprive the applicant of privileges enjoyed by other property owners in the vicinity and under identical zone classification.
- (2) The variance or adjustment will not constitute a grant of special privilege, is consistent with the limitations upon other properties in the vicinity and under identical zone classification and is consistent with the objectives of this title.
- (3) The strict application of this title would result in excessive or unreasonable hardship.
- (4) The granting of the variance or adjustment will not be detrimental to the public welfare or injurious to other property in the vicinity in which the property is situated.

Suggested Findings

- (1) The site is only 50-feet wide, is developed with a 104-year-old residence, has two trees on the south side of the area where the garage was built, one tree west of the garage and two existing, accessory structures at the rear of the site. Relocating the garage out of the required setbacks will require the removal of one or more trees and/or removal or relocation of an existing legal accessory structure and will block the streetscape view of the historic residence. The narrow site width, location of the existing trees and accessory structures and the 104-year-old house are the special circumstances that warrant granting the setback.
- (2) There are 39 residential properties that are less than the required 60 feet in width which have the garages located within the side-yard and/or front yard setbacks and 7 other properties where uncovered parking is located within the side-yard setback. Therefore, granting of the variance will not constitute a grant of special privilege.
- (3) Complying with the minimum and the combined setback regulations would result in more site disruption, including relocation or removal of existing legal accessory structures and the potential removal or damage to existing mature trees which would be a hardship for the owner.
- (4) The garage location does not obstruct pedestrian or vehicular visibility for people walking along or driving on Porteous Avenue and it provides additional off-street parking in a neighborhood where public parking within the right-of-way is in demand. Therefore, the approval of the variance will not be detrimental or injurious to other property in the vicinity.

Note: Letters of support from the neighbors most affected by the new garage and parking at 95 Porteous Avenue and across the street at 90 Porteous Avenue are included on page 2 of the project plan set.

Driveway With Variance (Town Code § 12.12.090)

Town Code § 12.12.030 limits the width of driveways leading from the adjacent improved public street to a premises or building used for residential purposes to 20-feet. Town Code § 12.12.090 authorizes the Planning Commission to grant adjustments and variances from the 20-foot driveway width limitation provided an applicant shows to the Commission's satisfaction that:

- (A) There are exceptional or extraordinary circumstances applying to the property which do not apply generally to other properties in the same area.

(B) The granting of the application is necessary for the preservation and enjoyment of substantial property rights of the owner; and

(C) The granting of the exception for a wider driveway will not adversely affect the health or safety of persons residing or working in the neighborhood and will not be detrimental to the public welfare or injurious to other property improvements in the area.

The driveway is 29-feet wide to accommodate larger vehicles accessing the on-site parking and to avoid having to remove a mature tree at the front of the site that has been retained within the center of the driveway (see photo below).



The widening of the driveway also provides a second parking spot on the site which brings the property into compliance with Town Code § 17.052.030(A)(1)(b) which requires that one-bedroom residences have two on-site parking spaces.

The wider driveway does not impact neighboring properties, nor does it remove existing on-street public parking since 91 Porteous is located on the side of the street where parking adjacent to the curb is prohibited.

Suggested Findings

(A) The narrow 50-foot width of the site, location of existing mature trees, and location of the 104-year-old residential building are the circumstances applying to the property which do not apply generally to other properties in the same area and warrant the approval of a driveway width variance.

(B) The granting of the application is necessary for the preservation and enjoyment of substantial property rights of the owner so that he can park his larger vehicle off the public street; and

(C) The wider driveway does not block pedestrian access over the sidewalk area and does not impact vehicular access or pedestrian and vehicular visibility for those using Porteous Avenue right-of-way. Therefore, the granting of the exception for a wider driveway will not adversely affect the health or safety of persons residing or working in the neighborhood and will not be detrimental to the public welfare or injurious to other property improvements in the area.

Other Agency/Department Comments or Conditions

Ross Valley Fire Department (RVFD)

The Ross Valley Fire Department had the following specific conditions for the project. The standard fire department conditions can be found in their entirety in the attached Resolution 2023-30 approving the project (Attachment A).

1. A fire sprinkler system shall be installed throughout the garage which complies with the requirements of the National Fire Protection Association (NFPA) 13-D standards and local standards. The system must be installed before the final building inspection.
2. The owner must apply for and obtain an approved vegetative management plan (VMP) for the property prior to issuance of the building permit to legalize the garage.

Marin Municipal Water District (MMWD)

MMWD had no specific conditions to be placed on the project, but they provided their standard conditions in their comments which have been included and can be read in their entirety in Resolution No. 2023-30 (Attachment A).

The staff received no comments from the Ross Valley Sanitary District, or the Fairfax Public Works, Building or Police Departments.

Miscellaneous

The site is not within ¼ mile of any know Northern Spotted Owl Nesting Site, the project does not constitute a 50% remodel and therefore, does not require a design review permit, and no new exterior lighting is proposed at this time although staff has included the following standard condition should the owner decide to install exterior lighting on the garage in the future:

All new exterior fixtures must be dark sky compliant (fully shielded and emit no light above the horizontal plane with no sag or drop lenses, side light panels or uplight panels) as well as

compliance with color temperature to minimize blue rich lighting. The lighting plan shall be submitted with the building permit application and be approved by the Planning Department prior to issuance of the project building permit. The lighting shall not emit direct offsite illumination and shall be the minimum necessary for safety.

RECOMMENDATION

Conduct the public hearing.

Move to approve application # 23-31 adopting Resolution No. 2023-30 setting forth the findings and the conditions for the project approval.

ATTACHMENTS

Attachment A - Resolution No. 2023-30

RESOLUTION NO. 2023-30

A Resolution of The Fairfax Planning Commission Approving Application No. 23-31 for a Conditional Use Permit, Minimum Front- and Combined Front/Rear Setback Variance, Minimum Side-Yard Setback Variance, and a Driveway Width Variance to Legalize a 280 Square-foot Garage and Expanded Driveway at 91 Porteous Avenue

WHEREAS, the Town of Fairfax received an application from Scott Valentino to legalize construction of a 280 square-foot, fourteen foot tall, one car garage on September 8, 2023; and

WHEREAS, the Commission held a duly noticed public hearing on the proposed project on October 19, 2023; and

WHEREAS, after holding the public hearing the Planning Commission determined that the project complies with the Town Zoning Ordinance, Town Code Title 17, and that findings can be made to grant the requested Conditional Use Permit, Minimum Front and Combined Front/rear Setback Variance, the Minimum Side-yard Setback Variance and the Driveway Width Variance at 91 Porteous Avenue; and

WHEREAS, the Commission has made the following findings:

The project is consistent with the 2010-2030 Fairfax General Plan as follows:

Policy LU-7.1.5: New and renewed residential development shall preserve and enhance the existing characteristics of the Town's neighborhoods in their diverse architectural style, size, and mass.

Policy LU-7.2.1: New and renewed development shall be compatible with the general design and scale of structures in the vicinity.

Conditional Use Permit (CUP) Findings (Town Code § 17.032.060)

(A) A survey of parking and parking structures along Porteous Avenue revealed that there are 39 out of 64 other residential properties with narrow widths, that have their garages located within the side-yard and/or front yard setbacks or their uncovered parking within the side-yard setback. Therefore, granting a Conditional Use Permit to allow the garage to maintain a 1-foot side-yard setback, a 12-foot combined side-yard setback and an 8 ½-foot front-yard setback will not be a grant of special privilege.

(B) The 8.5-foot setback from the front property line along with the 9-foot paved sidewalk area meets the intent of the required 10-foot front setback for detached garages, maintaining more than adequate visibility for pedestrians and vehicles using the Porteous Avenue right-of-way and sidewalk. Therefore, approval of the CUP will not create a public nuisance or cause excessive or unreasonable detriment to adjoining properties or premises.

(C) Approval of the CUP is not contrary to the goals or standards set forth in the Fairfax General Plan or Zoning Ordinance.

(D) Approval of the CUP will allow the property to be in compliance with the covered parking requirements and to provide two on-site parking spaces which brings the property more into compliance with the Fairfax

parking regulations contained in Town Code Chapter 17.052, Off-Street Parking and Loading Requirements.

Front Setback and Combined Front-Rear Setback Variance and Minimum Side yard Setback Variance Findings (Town Code § 17.028.070)

1) The site is only 50-feet wide, is developed with a 104-year-old residence, has two trees on the south side garage, one tree west of the garage and two existing accessory structures at the rear of the site. Relocating the garage out of the required setbacks will require the removal of one or more trees and/or removal or relocation of an existing legal accessory structure and will block the streetscape view of the historic residence. The narrow site width, location of the existing trees and accessory structures and the 104-year-old house are the special circumstances that warrant granting the setback variances.

(2) There are 39 residential properties that are less than the required 60 feet in width which have the garages located within the side-yard and/or front yard setbacks and 7 other properties where uncovered parking is located within the side-yard setback. Therefore, granting of the variance will not constitute a grant of special privilege.

(3) Complying with the minimum and the combined setback regulations would result in more site disruption, including relocation of existing legal accessory structures and the potential removal or damage to existing mature trees which would be a hardship for the owner.

(4) The garage location does not obstruct pedestrian or vehicular visibility for people walking along or driving on Porteous Avenue and it provides additional off-street parking in a neighborhood where public parking within the right-of-way is in demand. Therefore, the approval of the variance will not be detrimental or injurious to other property in the vicinity.

Driveway Width Variance (Town Code 12.12.090)

(A) The narrow 50-foot width of the site, location of existing mature trees, and location of the 104-year-old residential building are the circumstances applying to the property which do not apply generally to other properties in the same area and warrant the approval of a driveway width variance.

(B) The granting of the application is necessary for the preservation and enjoyment of substantial property rights of the owner so that he can park his larger vehicle off the public street; and

(C) The wider driveway does not block pedestrian access over the sidewalk area and does not impact vehicular access or pedestrian and vehicular visibility for those using Porteous Avenue right-of-way. Therefore, the granting of the exception for a wider driveway will not adversely affect the health or safety of persons residing or working in the neighborhood and will not be detrimental to the public welfare or injurious to other property improvements in the area.

WHEREAS, the Commission has approved the project subject to the applicant's compliance with the following conditions:

The project is approved based on the plans dated received by the Town on September 8, 2023, drawn by the owner, Scott Valentino:

The project is subject to the following conditions of approval:

1. Prior to issuance of any of the building permits for the project the applicant shall submit construction drawings to the Building Department along with a completed building permit application and the required fees showing the structure compliance with Building and Fire Codes.
2. Prior to submittal of the building permit plans, the applicant shall secure written approval from the Ross Valley Fire Department and Marin Municipal Water District noting the development conformance with their recommendations.
3. During the completion of the garage construction process the following shall be required:
 - a) All construction-related vehicles including equipment delivery, cement trucks and construction materials shall always be situated off the travel lane of the adjacent public right(s)-of-way. This condition may be waived by the Building Official on a case-by-case basis with prior notification from the project sponsor.
 - b) Any proposed temporary closure of a public right-of-way shall require prior approval by the Fairfax Police Department and any necessary traffic control, signage or public notification shall be the responsibility of the applicant or his/her assigns. Any violation of this provision will result in a stop work order being placed on the property and issuance of a citation.
4. Prior to the garage final inspection and building permit sign-off the following shall be completed:
 - a) The applicant shall submit the required ADU building permit application to legalize the ADU at the rear of the property.
 - b) The Planning Department shall field check the completed project to verify that all and planning commission conditions.
5. The roadways shall be kept free of dust, gravel, and other construction materials by sweeping them daily, if necessary.
6. Any changes, modifications, additions, or alterations made to the approved set of plans will require a modification of Application # 23-31. Modifications that do not significantly change the project, the project design or the approved discretionary permits **may** be approved by the Planning Director. Any construction based on job plans that have been altered without the benefit of an approved modification of Application 23-31 will result in the job being immediately stopped and red tagged.
7. Any damage to the public portions of Porteous Avenue, Creek Road, or other public roadway used to access the site resulting from the construction activities to complete the garage construction shall be the responsibility of the property owner.
8. The applicant and its heirs, successors, and assigns shall, at its sole cost and expense, defend with counsel selected by the Town, indemnify, protect, release, and hold harmless the Town of Fairfax and any agency or instrumentality thereof, including its agents, officers, commissions, and employees (the "Indemnitees") from any and all claims, actions, or proceedings arising out of or in

any way relating to the processing and/or approval of the project as described herein, the purpose of which is to attack, set aside, void, or annul the approval of the project, and/or any environmental determination that accompanies it, by the Planning Commission, Town Council or Planning Director or any other department or agency of the Town. This indemnification shall include, but not be limited to, suits, damages, judgments, costs, expenses, liens, levies, attorney fees or expert witness fees that may be asserted or incurred by any person or entity, including the applicant, third parties and the Indemnitees, arising out of or in connection with the approval of this project, whether or not there is concurrent, passive, or active negligence on the part of the Indemnitees. Nothing herein shall prohibit the Town from participating in the defense of any claim, action, or proceeding. The parties shall use best efforts, acting in good faith, to select mutually agreeable defense counsel. If the parties cannot reach agreement, the Town may select its own legal counsel and the applicant agrees to pay directly, or timely reimburse on a monthly basis, the Town for all such court costs, attorney fees, and time referenced herein, provided, however, that the applicant's duty in this regard shall be subject to the Town's promptly notifying the applicant of any said claim, action, or proceeding.

9. The applicant shall comply with all applicable local, county, state and federal laws and regulations. Local ordinances which must be complied with include, but are not limited to: the Noise Ordinance, Chapter 8.20, Polystyrene Foam, Degradable and Recyclable Food Packaging, Chapter 8.16, Garbage and Rubbish Disposal, Chapter 8.08, Urban Runoff Pollution Prevention, Chapter 8.32 and the Americans with Disabilities Act and Best Management Practices for Stormwater Pollution Prevention.
10. Conditions placed upon the project by outside agencies, or any Town department may be eliminated or amended with that agency, department's written notification to the Planning Department prior to issuance of the building permit.

Ross Valley Fire Department (RVFD)

11. All vegetation and construction materials are to be maintained away from the residence during construction and an approved Vegetation Management Plan must be obtained from RVFD for the property prior to issuance of the building permit for the garage.
12. The project requires installation of a fire sprinkler system in the garage structure that complies with the National Fire Protection Association regulation 13-D and local standards. The system will require a permit from the Fire Department and the submittal of plans and specifications for a system submitted by an individual or firm licensed to design and/or design-build sprinkler systems. The fire suppression system shall be installed before the garage final inspection and sign-off by the Building Official.
13. The property is located within the Wildland Urban Interface Area for Fairfax and the new construction must comply with Chapter 7A of the California Building Code or equivalent.
14. All smoke detectors in the residence shall be provided with AC power and be interconnected for simultaneous alarm. Detectors shall be located in each sleeping room, outside of each sleeping room in a central location in the corridor and over the center of all stairways with a minimum of one detector on each story of the occupied portion of the residence.

15. Carbon monoxide alarms shall be provided in existing dwellings when a permit is required for alterations, repairs, or addition and the cost of the permit exceeds \$1,000.00. Carbon monoxide alarms shall be located outside of each sleeping area in the immediate vicinity of the bedrooms and on every level of the dwelling, including basements.
16. Address numbers at least four inches tall must be in place adjacent to the front door. If not clearly visible from the street, additional numbers must be placed in a location that is visible from the street. The numbers must be internally illuminated or illuminated by an adjacent light controlled by a photocell that can be switched off only by a breaker so it will remain illuminated all night.
17. Alternative materials or methods may be proposed for any of the above conditions in accordance with Section 104.9 of the Fire Code.
18. All approved alternatives requests, and their supporting documentation, shall be included in the plan sets submitted for final approval by the Fire Department.

Marin Municipal Water District (MMWD)

19. A copy of the building permit must be provided to the district along with the required applications and fees.
20. All indoor and outdoor requirements or District Code Title 13, Water Conservation must be complied with.
21. Any landscaping plans must be reviewed and approved by the District.
22. Backflow prevention requirements must be met.

Miscellaneous

23. All future exterior fixtures installed upon the garage structure must be dark sky compliant (fully shielded and emit no light above the horizontal plane with no sag or drop lenses, side light panels or uplight panels) as well as compliance with color temperature to minimize blue rich lighting. The lighting plan shall be submitted with the building permit application and be approved by the Planning Department prior to issuance of the project building permit. The lighting shall not emit direct offsite illumination and shall be the minimum necessary for safety. The fixture to be mounted on the garage front wall must be reviewed and approved by the Planning Department prior to submittal of the building permit.

NOW, THEREFORE BE IT RESOLVED, the Planning Commission of the Town of Fairfax hereby finds and determines as follows:

The approval of the Conditional Use Permit, Minimum Front-yard and Combined Front/rear Setback Variance, Minimum Side-yard Setback Variance, and the Driveway width variance to allow completion of the garage and legalization of the expanded driveway are not contrary to the policies contained in the 2010 – 2030 Fairfax General Plan or the regulations contained in the Fairfax Town Code and the Fairfax Zoning Ordinance, Town Code Title 17; and

Construction of the project can be completed without causing significant impacts on neighboring residences and the environment.

The foregoing resolution was adopted at a regular meeting of the Planning Commission held in said Town, on the 19 day of October 2023 by the following vote:

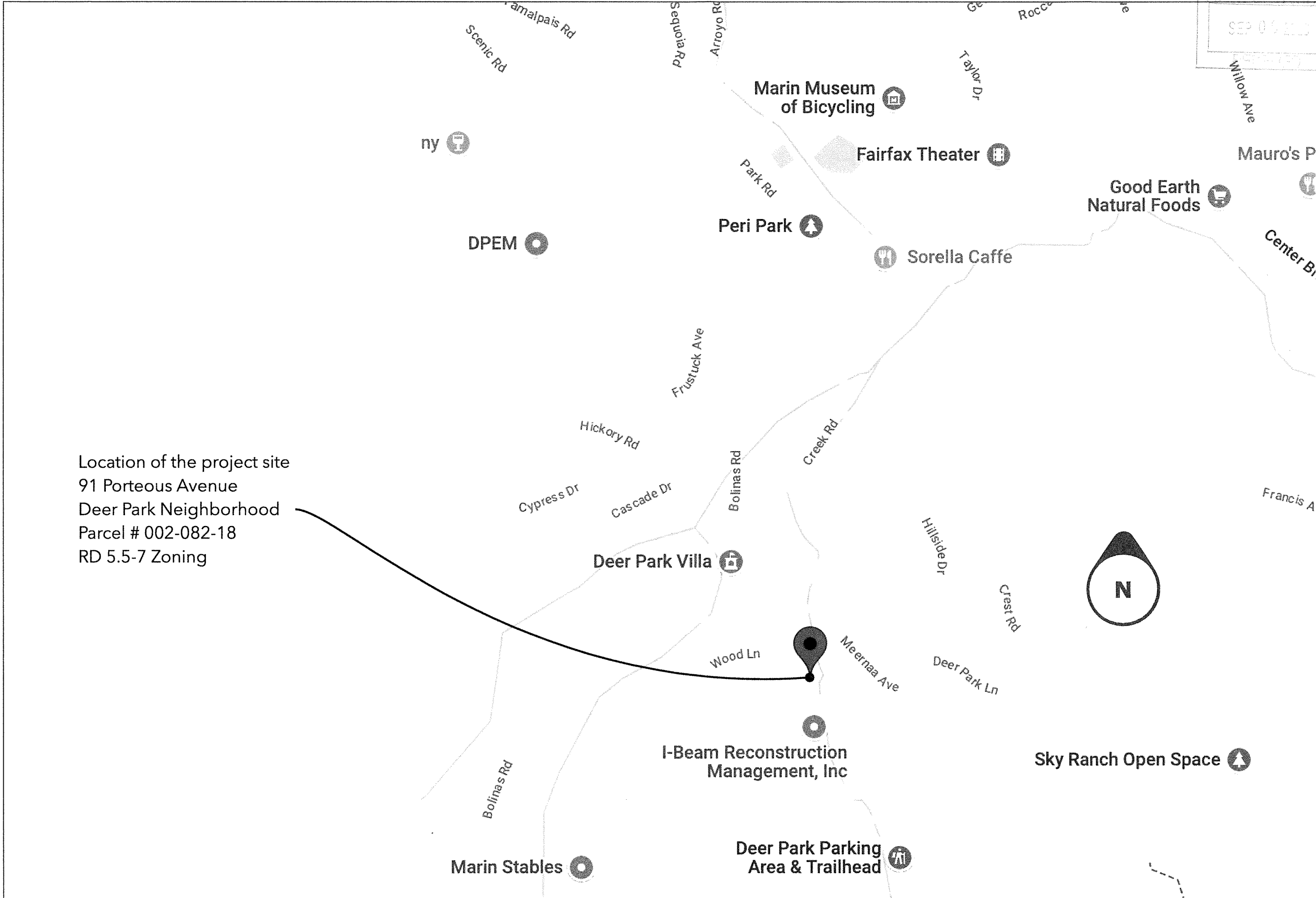
AYES:
NOES:
ABSENT:
ABSTAIN:

Chair Cindy Swift

Attest:

Jeffery Beiswenger, Planning Director

TOWN OF FAIRFAX
SEP 09 2023
12:57 PM



Location of the project site
91 Porteous Avenue
Deer Park Neighborhood
Parcel # 002-082-18
RD 5.5-7 Zoning

DRAWN BY
Scott Valentino
Owner

ISSUE
09/06/23

ADDRESS
91 Porteous Ave
Fairfax, CA 94930
AP Number 002-082-18

PROJECT
Detached Garage

Vicinity Map

Town of Fairfax
Attn: Building Department
142 Bolinas Road
Fairfax, California 94930

RE: Support of the Garage Project at 91 Porteous Avenue

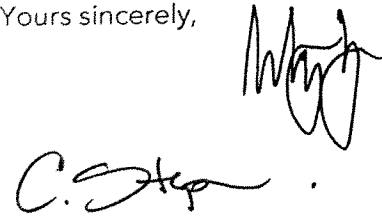
To Whom It May Concern,

We are writing this letter to let you know that we support the building of the garage by our next-door neighbor, Scott Valentino. As the neighbors who would be most impacted by the construction of the new garage, Scott approached us before building to ask permission to build the new garage into the required setback between our properties. We discussed our concerns and design of the garage before construction began and Scott respected our wishes.

We appreciate that the garage was designed to be large enough to house a vehicle as well as serve as storage which is not typical for most of the garages on our street. Scott has done his best to design the new garage in keeping with the architectural vernacular of the neighborhood and he has added additional off-street parking. He also made sure that the exterior cladding on the side of the garage facing our property ties in with look and finish of our home.

We have no objections to the garage as built.

Yours sincerely,



Monty & Caroline Stephens
95 Porteous Avenue
Fairfax, CA 94930

Town of Fairfax
Attn: Building Department
142 Bolinas Road
Fairfax, California 94930

Re: 91 Porteous Avenue Garage

Ms. Neal/Mr. Lockaby

We are writing this letter in support of the garage built by our neighbor across the street at 91 Porteous Avenue. The owner, Scott Valentino, approached us before building to let us know his intention to build a new garage to house his van and also to provide storage since his home is so small. Parking is tight on our street and throughout the construction of the garage, Scott was very respectful of the impact of construction on our lives.

We look right into his front yard from our living and dining rooms and so appreciate that the garage ties in nicely with the look of his cute little home. We also appreciate that the garage is one of the only garages being used to house a car and that as such it will have no impact the on-street parking that we use for our two cars.

We have no objection to the garage project.

Thank you,



Randy Chavez/Monica Stratton
90 Porteous Avenue
Fairfax, CA 94930

DRAWN BY

Scott Valentino
Owner

ISSUE
09/06/23

ADDRESS

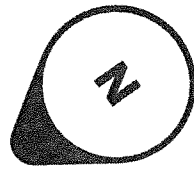
91 Porteous Ave
Fairfax, CA 94930
AP Number 002-082-18

PROJECT

Detached Garage

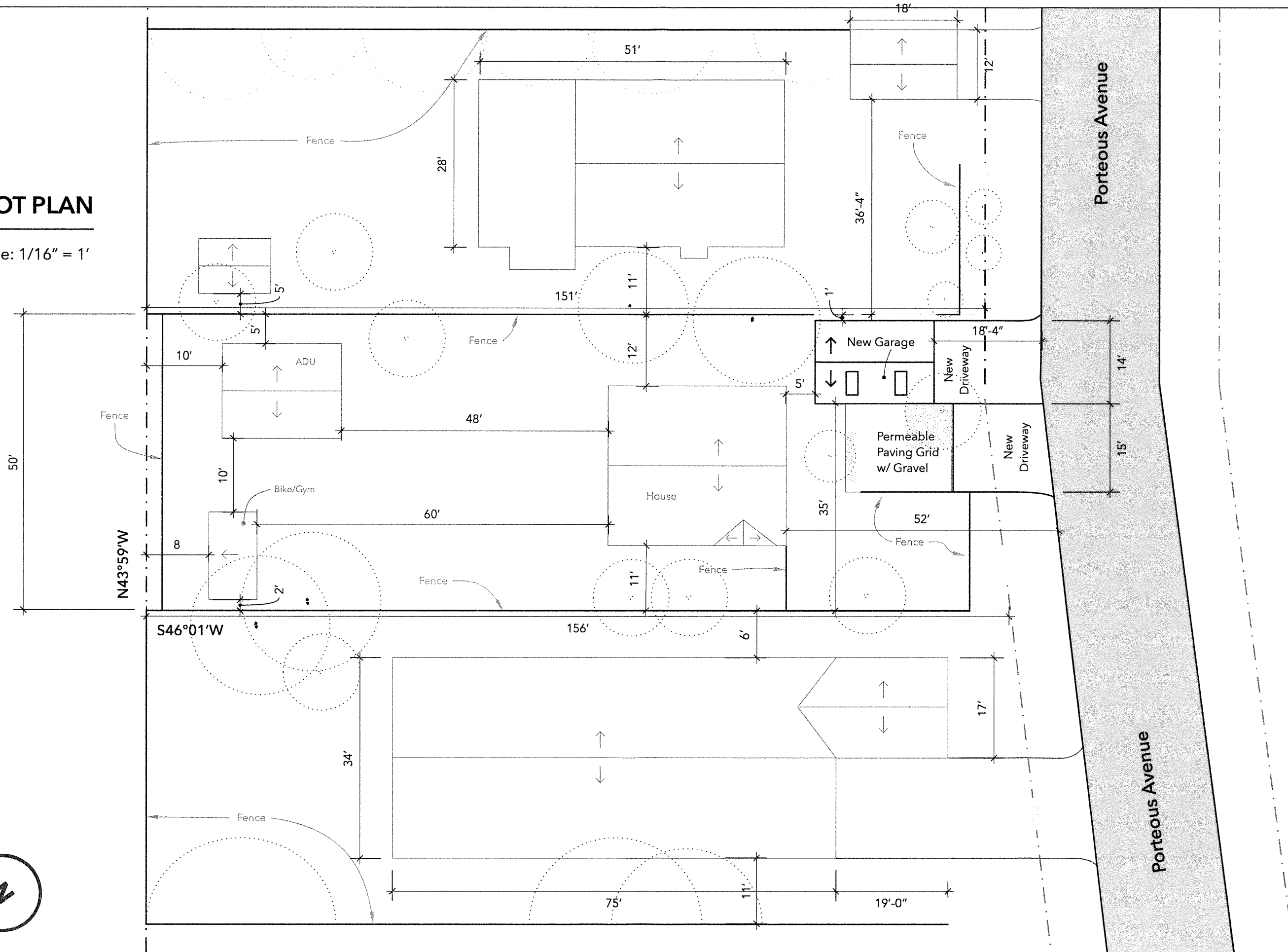
Letters of
Support

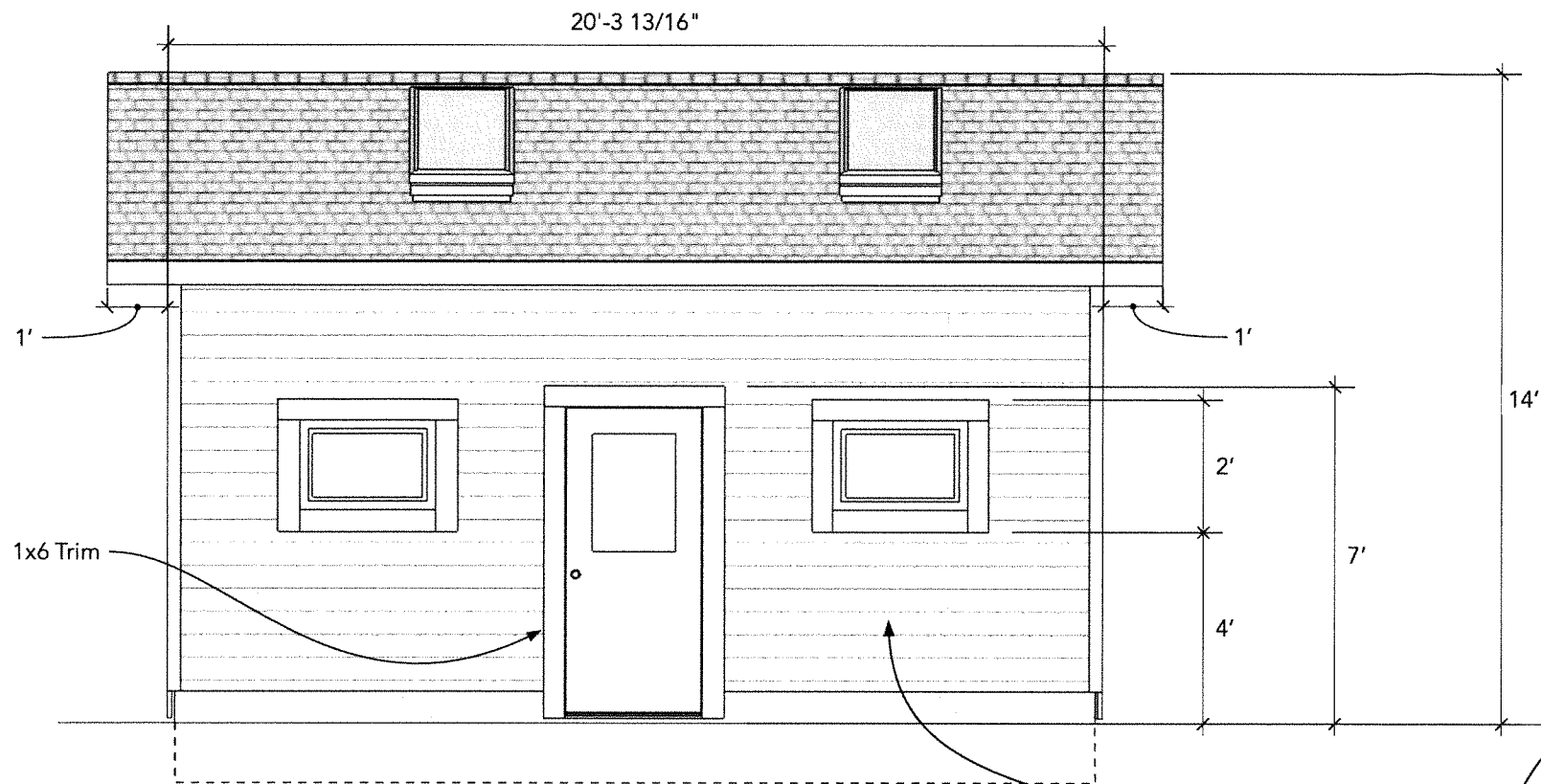
A.



PLOT PLAN

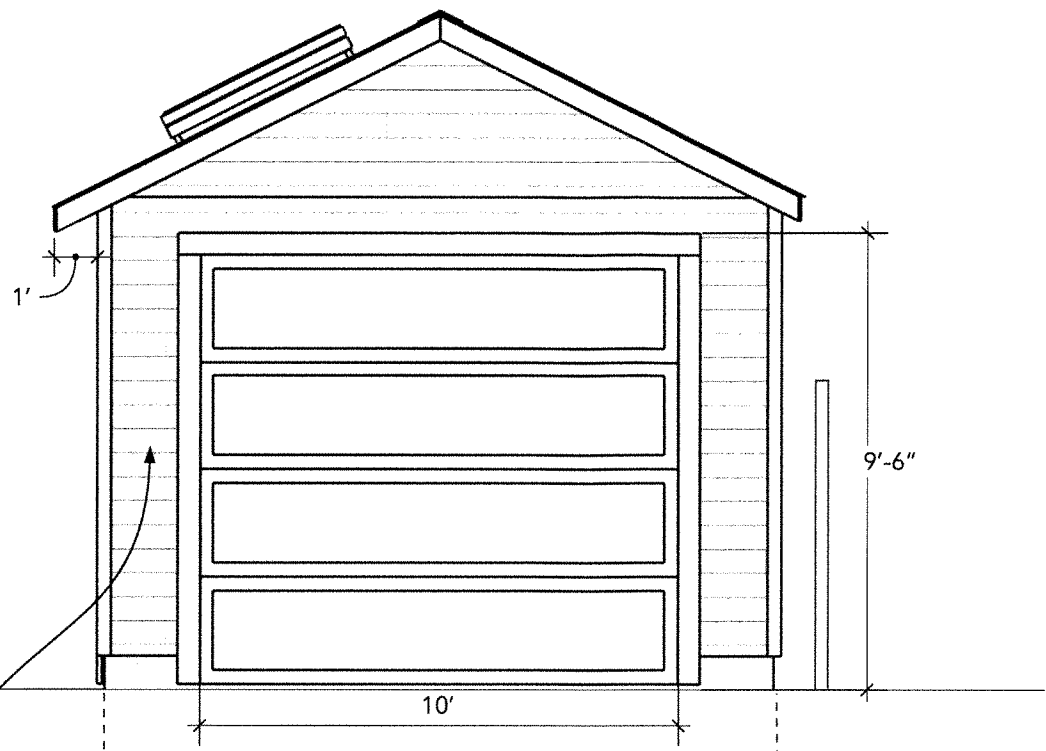
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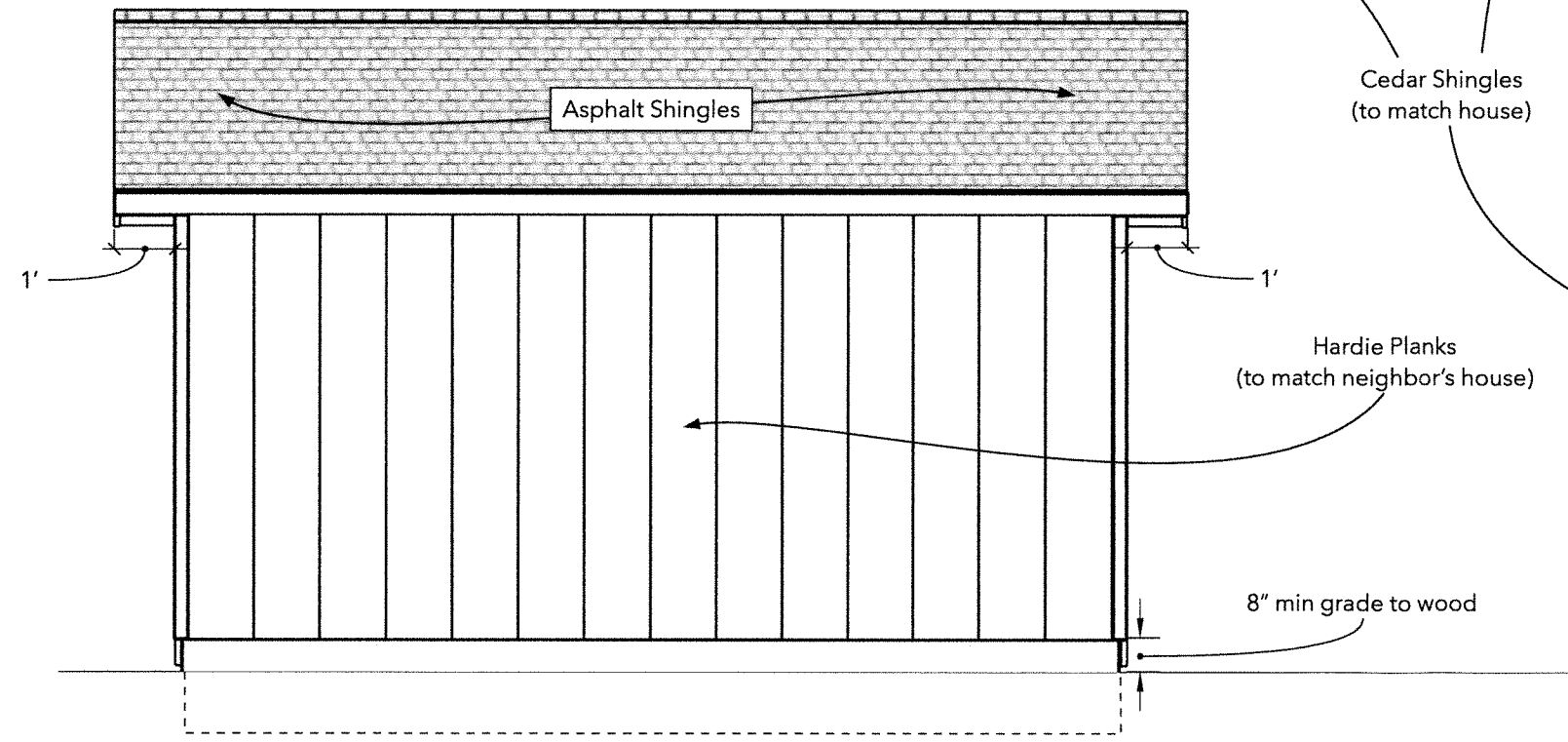
NORTH ELEVATION

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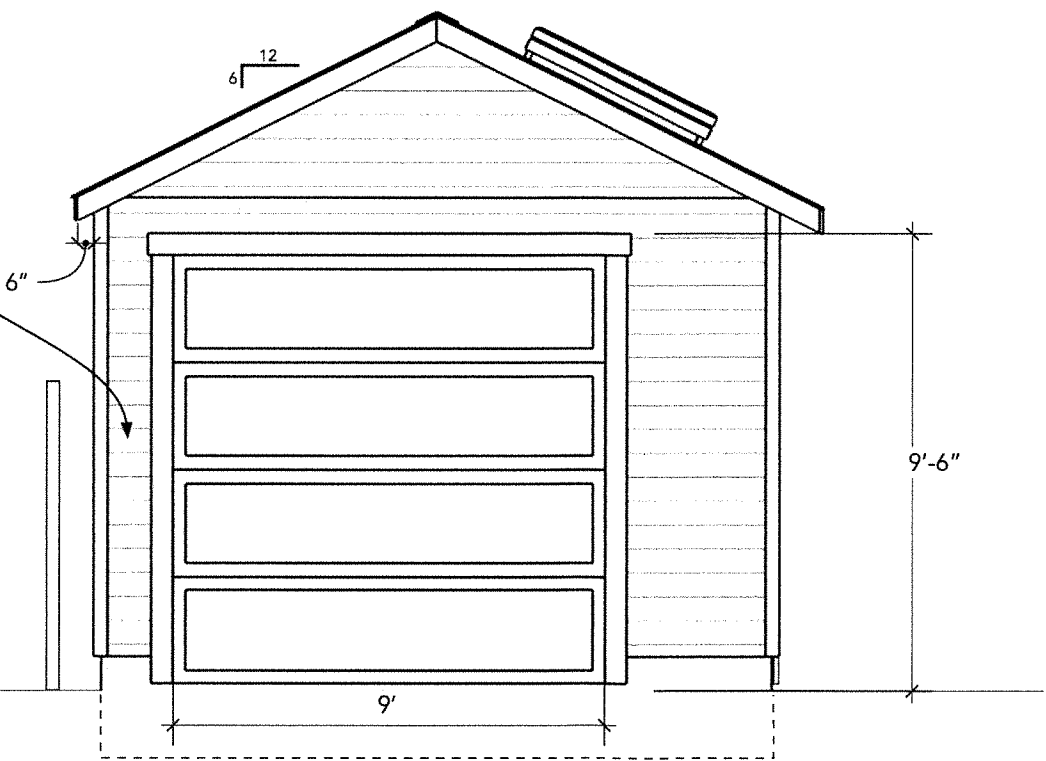
WEST ELEVATION

Scale: 1/4" = 1'



SOUTH ELEVATION

Scale: 1/4" = 1'



EAST ELEVATION

Scale: 1/4" = 1'

Cedar Shingles
(to match house)

Hardie Planks
(to match neighbor's house)

8" min grade to wood

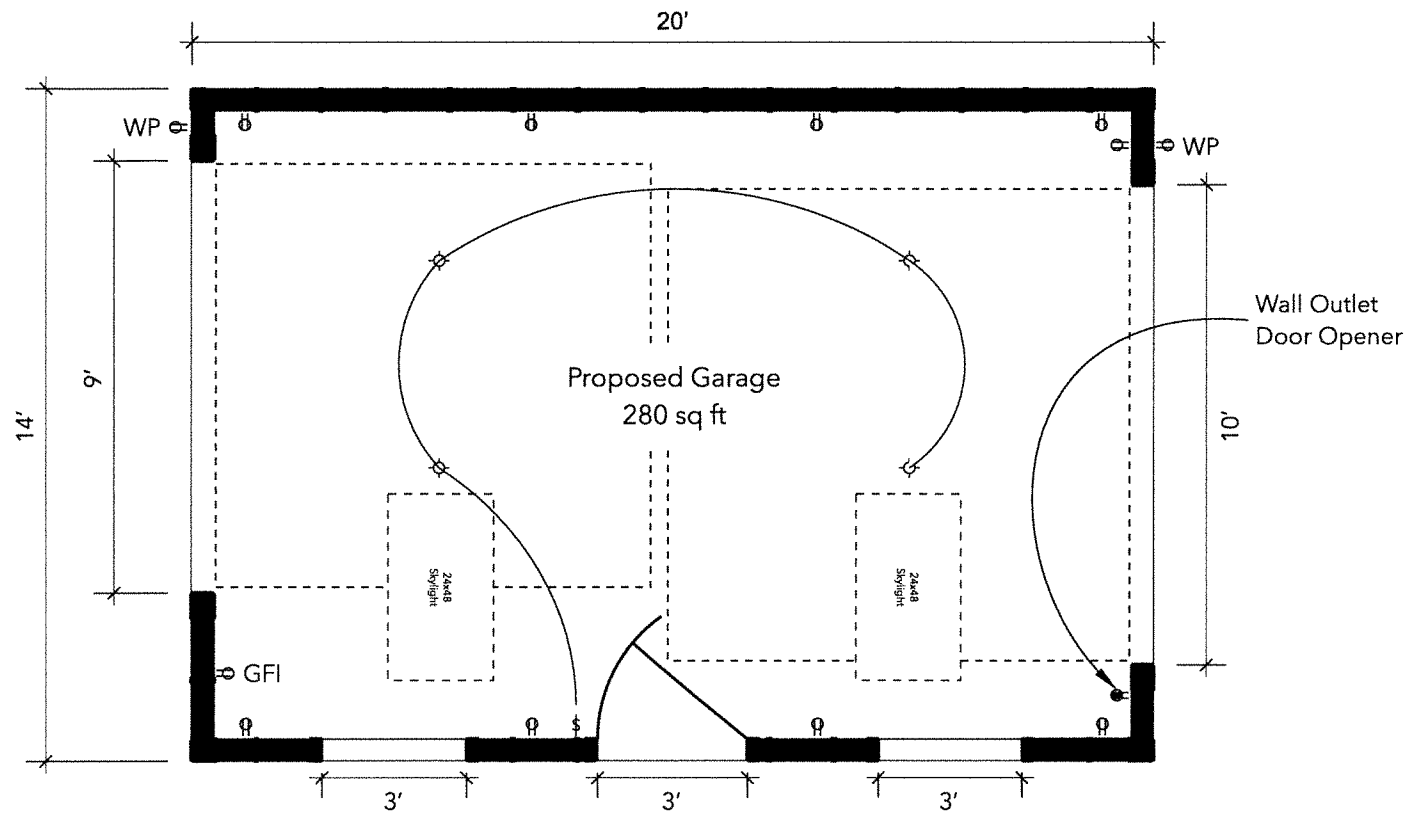
DRAWN BY
Scott Valentino
Owner

ISSUE
09/06/23

ADDRESS
91 Porteous Ave
Fairfax, CA 94930
AP Number 002-082-18

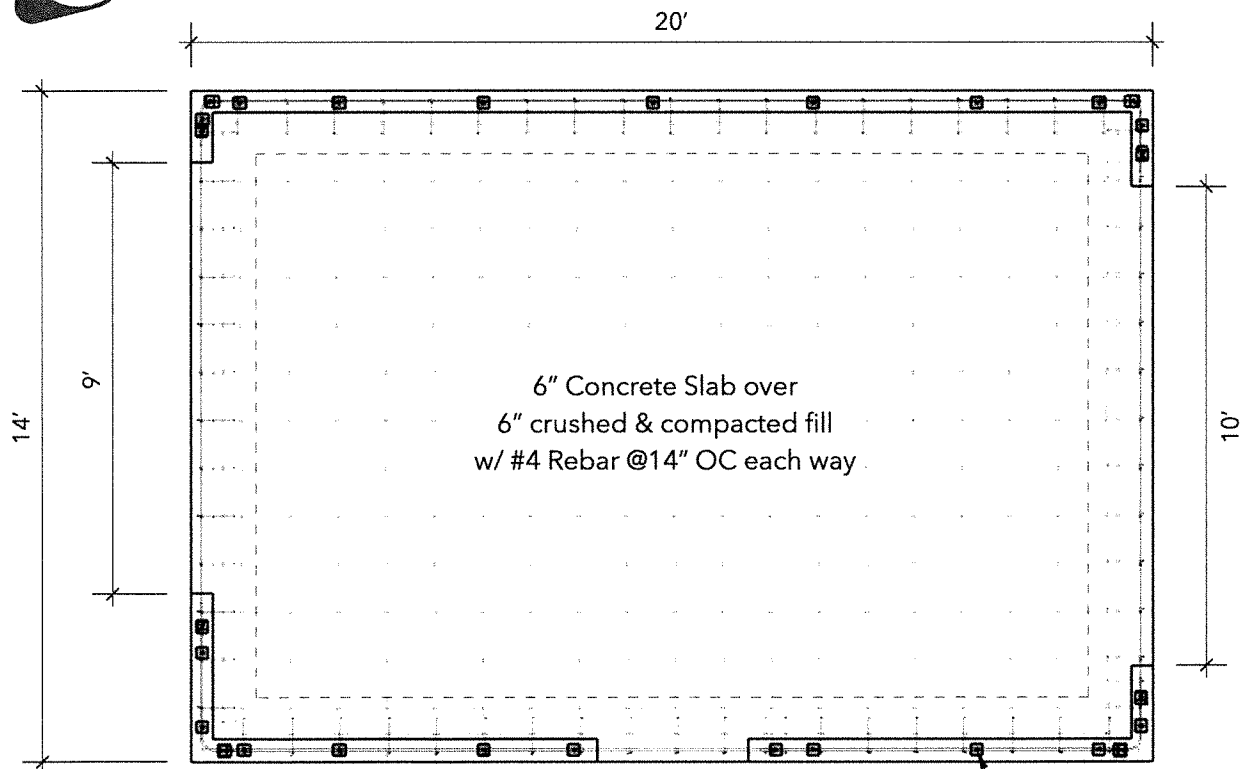
PROJECT
Detached Garage

Elevations



FLOOR PLAN

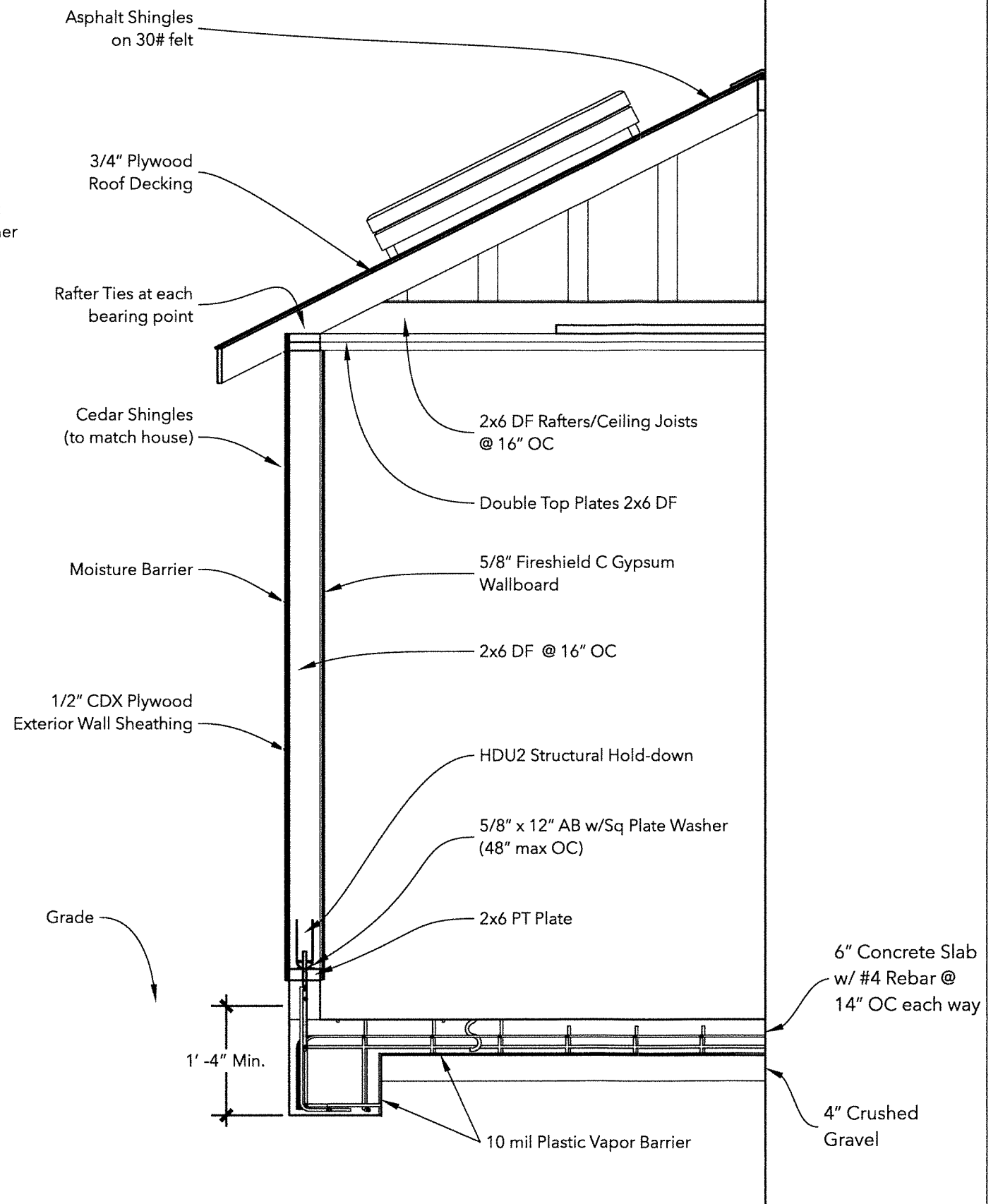
Scale: 1/4" = 1'



FOUNDATION PLAN

Scale: 1/4" = 1'

5/8" x 12" AB
w/Sq Plate Washer
48" max OC



STRUCTURAL CROSS SECTION

Scale: 1/2" = 1'

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Owner

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PROJECT

Detached Garage

**Plans &
Section**