



MARIN COUNTY COMMUNITY DEVELOPMENT AGENCY

BRIAN C. CRAWFORD, DIRECTOR

PETITION FOR APPEAL

TO: THE MARIN COUNTY PLANNING COMMISSION
3501 Civic Center Drive (Planning Commission or Board of Supervisors)
San Rafael, CA 94903-4157

1. The undersigned, ERIN & KENNETH WERNER being the aggrieved party, hereby files an appeal
(Appellant/Petitioner)
from the decision of the ZONING ADMINISTRATOR
(Community Development Director or Zoning Administrator or Planning Commission)

which ESTABLISHED for a: Design Review Coastal Permit
(granted, denied, established conditions) Use Permit Variance
CONDITIONS Development Plan Master Plan
 Tentative Map Other

relating to property described and located as follows:

- a) Assessor's Parcel Number 195-031-12
- b) Street Address 174 SEADRIFT ROAD
- c) File Name of Applicant STEVE WISENBAKER

2. The basis of this appeal is: SEE ATTACHED BASIS FOR APPEAL

(The pertinent facts and the basis for the appeal shall be provided to the Agency at the time the appeal is filed, but no later than the last date established for the appeal period - usually 10 days following the date of the decision. If more space is needed, please attach additional pages setting forth the bases for appeal.)

FROM: STEVE WISENBAKER
(Print Name)
300 TAMAL PLAZA SUITE 200
(Address)
CORTE MADERA, CA 94925
(City/State/Zip Code)

Steve Wisenbaker
(Signature)
415 924 1020
(Business Telephone)
415 699 3399
(Residence Telephone)

(For Office Use Only)
Received by: _____
Receipt No: _____
Tentative Hearing Date: _____

Received Stamp

Basis for Appeal

Condition of Approval 2.e. - The requirement to reduce the roof height of the length of the house subject to a Variance by 2 feet **imposes an 11.9 foot Height Limit above the finished floor height required by the FEMA regulations. Such a low height limit is unreasonable, unprecedented, and would deprive the subject property of privileges enjoyed by other property owners in the vicinity and under identical zoning districts.**

Condition of Approval 2.f. (to require modification of the BBQ Deck as originally submitted) **would restrict the full use and enjoyment of the property.** The adjacent property at 176 Seadrift Road is not entitled to lateral views across the subject property. Privacy is a shared responsibility between neighbors, and the applicant has done more than their part by providing a 5 foot high solid rail. Additionally, landscaping is proposed which provides additional privacy and screens the solid rail.

Condition of Approval 2.b. - The required "surface relief along the western side" of the "FEMA structure **would not be not beneficial.** If required, this "surface relief" would result in the wall being more, not less, noticeable.