



**AGENDA – Meeting of the Larkspur Zoning Administrator**  
**10:00 AM, Monday, May 18, 2015**  
**Larkspur City Hall**  
**400 Magnolia Avenue**  
**Larkspur, CA**

Kristin Teiche, Zoning Administrator

---

**AGENDA ITEM**

1. **H/DR 15-12; 51 Locust Ave, Larkspur; APN; 021-243-05; Dennis Ludlow Designer, Applicant; Eric Widera and Wendy Greenberg, Owners; R-3 (Third Residential) Zoning District.** Applicant is proposing to remove and replace the existing front entry stairway with a new stair and uncovered landing, and replace existing fixed front windows with new wood divided lite windows to match those on the south side of the residence.
2. **H/DR 15-15; 30 Palm Ave, Larkspur; APN: 021-102-10; Wagstaff and Rogers Architects, Applicant; Maria O'Rourke, Owner; R-1 (First Residential) Zoning District.** Applicant is proposing to replace the remaining original wood windows with new matching duel pane wood windows, shift the placement of a west facing second floor French door and modify the front entry porch roof and stairway.
3. **DR/FAR 15-23; 44 Via Cheparro, Greenbrae (Larkspur); APN: 070-251-11; Fairchild Broms Designs, Applicant; Ms. Susan Aley, Owner; R-1 (First Residential) Zoning District.** Applicant is proposing removal of an existing bay window and construction of a 44 sq. ft. addition and deck on the front elevation. Addition will increase the FAR from .31 to .32 where .14 is permitted due to the slope of the lot.

**Availability of Documents:** Any writings or documents provided to the Zoning Administrator regarding an item on this agenda will be made available for public inspection, during normal business hours, at the Planning Department at City Hall located at 400 Magnolia Avenue, Larkspur, CA.

**Appeal Period:** The Zoning Administrator decision may be appealed by notifying the City Manager's Office in writing, within 10 days of the decision. The written appeal must identify the reason for the appeal and note wherein the Zoning Administrator's decision is in error.

**Exhaustion of Remedies Requirement:** Notice is hereby given that if you challenge any item on this agenda in court, you may be limited to raising only those issues raised at the Public Hearing listed above or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

**ACCESS TO MEETINGS:** Meeting facilities are accessible to persons with disabilities. If you require special assistance, please contact the City Clerk at 927-5002 three-business days or more prior to the meeting. An interpreter for the deaf will also be made available upon request to the staff three business days or more prior to the meeting.