



# North Fair Oaks Community Council

---

## ITEM #7

Owner: ..... **John and Holly Boyd**

Applicant: ..... **Young and Borlik Architects**

File Number: ..... **PLN 2020-00354**

Location: ..... **807 Marsh Road, North Fair Oaks**

APN: ..... **055-205-310**

Project Description:

**Recommendation to the Community Development Director for the consideration of an Off Street Parking Exception for 1 parking space and Home Improvement Exception to locate a side addition 3 feet from the property line where 5 feet is required.**



## PROJECT DESCRIPTION

---

Recommendation to the Community Development Director for the consideration of a Home Improvement Exception, pursuant to Section 6531 of the County Zoning Regulations, to reduce the right side yard setback to 3 feet where 5 feet is required and an Off Street Parking Exception, pursuant to Section 6120 of the County Zoning Regulations, to waive the additional covered parking space required due to the expansion proposed at 807 Marsh Road in the unincorporated North Fair Oaks area of San Mateo County.

807 Marsh Road

807 Marsh Rd, Menlo Park, CA 94025





Between 15<sup>th</sup> Ave and  
Fair Oaks Avenue



807 Marsh Rd, Menlo  
Park, CA 94025

17th Ave

Marsh Rd

WAVERLY AVENUE

Irving Ave

Irving Ave

Catalpa Dr

Pools Etc Maintenance  
& Repairs

Shell

EL CAMINO REAL







R1-S72

R3-S1

C1-S1



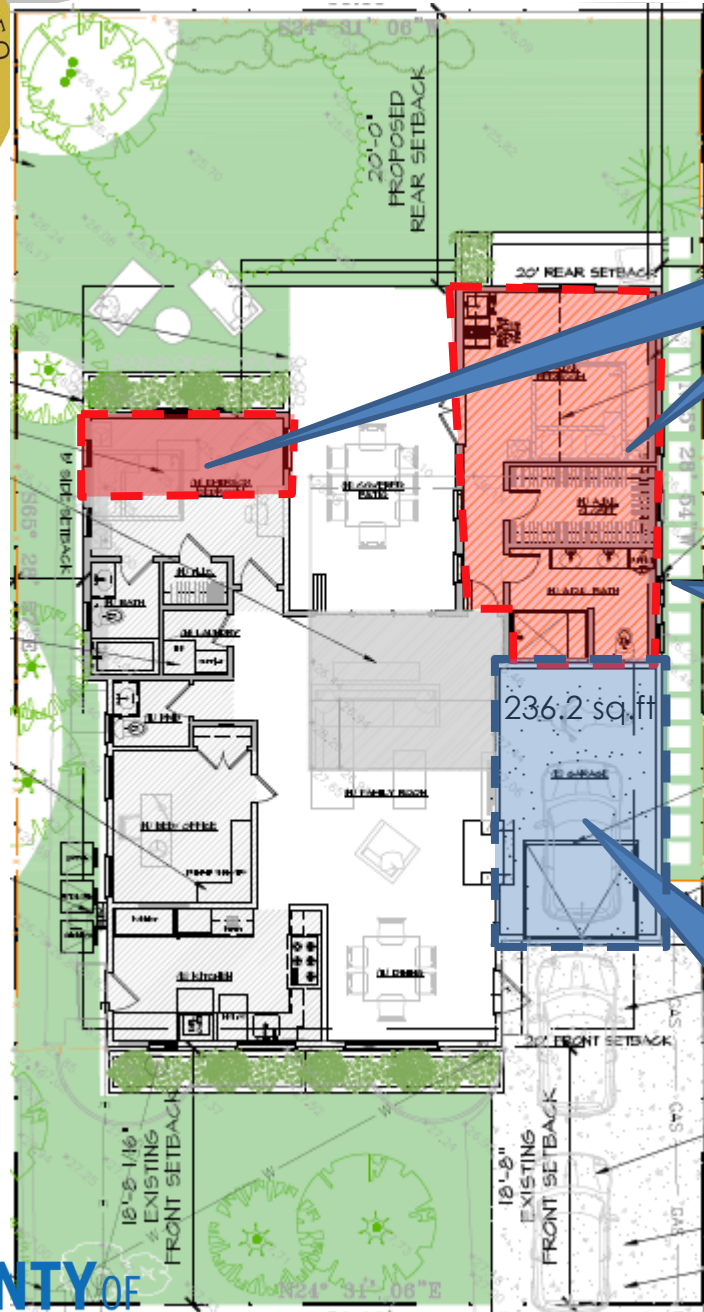
COUNTY OF  
SAN MATEO





COUNTY OF  
SAN MATEO

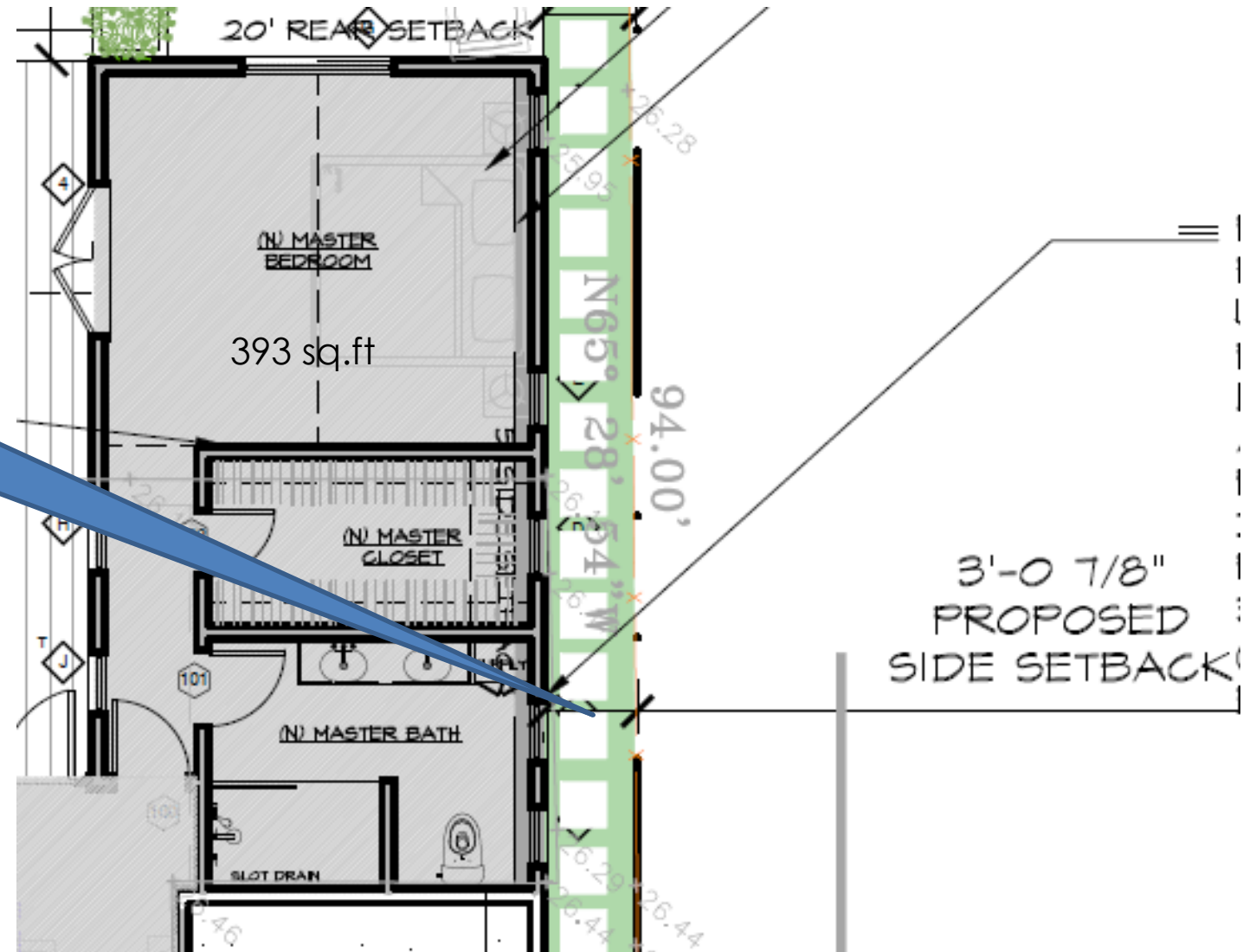




2 additions totaling 669.7 sq.ft

HIE for proposed setback from 5 feet to 3 feet

OSPX to permit the use of existing 1 car garage where 2 covered spaces are required



# Expansion at 807 Marsh Road



# PROJECT COMPLIANCE

## Zoning Regulations

Aside from the side setback the project meets all R-1/S-73 development standards.

## Environmental Review

The project is categorically exempt, pursuant to the California Environmental Quality Act (CEQA) Guidelines, Section 15301 (Class 1), related to the minor expansion (under 10,000 sq. ft.) of existing facilities.

	S-73 Development Standards	Proposed
Minimum Front Setback	20 ft.	20 ft.
Minimum Rear Setback	20 ft.	20
Minimum Right Side Setback	5ft.	3 ft. to be remedied with an HIE
Minimum Left Side Setback	5 ft.	5
Maximum Building Height	28 feet	16 feet (1 story)
Maximum coverage permitted	50%	44%
Maximum FAR	2,600 sq.ft.	2,057 sq.ft.





## RECOMMENDATION

---

That the North Fair Oaks Community Council provide a recommendation to the Community Development Director on the proposed Home Improvement Exception and Off Street Parking Exception.





# North Fair Oaks Community Council

---

## ITEM #7

Owner: ..... **John and Holly Boyd**

Applicant: ..... **Young and Borlik Architects**

File Number: ..... **PLN 2020-00354**

Location: ..... **807 Marsh Road, North Fair Oaks**

APN: ..... **055-205-310**

Project Description:

**Recommendation to the Community Development Director for the consideration of an Off Street Parking Exception for 1 parking space and Home Improvement Exception to locate a side addition 3 feet from the property line where 5 feet is required.**