



**TOWN OF TIBURON
NOTICE OF PUBLIC HEARING**

**Tiburon Town Council
Wednesday, May 15, 2024, 6:30 p.m.
IN PERSON MEETING**

Town Council Chambers, 1505 Tiburon Boulevard Tiburon, CA 94920

NOTICE IS HEREBY GIVEN that the Tiburon Town Council will hold a public hearing to consider two appeals of the Design Review Board's decision to conditionally approve a Site Plan and Architectural Review application for the remodel, deck expansion, and approximately 2,298 square foot addition to an existing single-family dwelling with a Variance request to increase the lot coverage to 16.4% (approximately 3,902 square feet) where 15% (3,754 square feet) is the maximum lot coverage permitted and a Floor Area Exception to increase the gross floor area to 4,774 square feet, where 4,383 square feet is the maximum floor area permitted.

One appeal has been filed by Babak Hemati and Noushin Oshidari in response to the condition added by the Design Review Board requiring the modification of the roof line, and a second appeal has been filed by Christian Sowul and Rynn Pressick for the review and reconsideration of the Design Review Board's decision because of Board member attendance when considering the design. This property is located on a RO-2 zoned property at 114 Lyford Drive, Assessor's Parcel No. 058-232-02.

Information on the application and the appeal is available for review in the Tiburon Community Development Department, Tiburon Town Hall, 1505 Tiburon Boulevard, Tiburon, CA 94920 by scheduling an appointment at 415-435-7390 and/or on the Tiburon Community Development Department's website at <http://www.townoftiburon.org/520/Projects-Under-Review>. Questions should be directed to Samantha Bonifacio, Associate Planner, at 415-435-7392 or at sbonifacio@townoftiburon.org.

Public comment is invited. If you cannot attend the meeting, you may send a letter to the Town Council at 1505 Tiburon Boulevard, Tiburon CA 94920 or email your comments to Town Clerk Lea Dilena at ldilena@townoftiburon.org.

NOTICE OF LIMITATION ON LEGAL CHALLENGES

Pursuant to Section 65009 of the California Government Code, please be advised that if you challenge the Town's decision on this application in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Town at, or prior to, the public hearing.

LEGAL NOTICE: PUBLISH IN THE ARK ON MAY 1, 2024