Planning Application #: 16-061

Date Received: 7/8/16
Fee Paid: $2,625
Receipt #: 000009-0005

City of Albany

PLANNING APPLICATION FORM
RESIDENTIAL

Please complete the following application to initiate City review of your application. Please be aware that staff may have additional application requirements. For projects requiring Planning and Zoning Commission review, please schedule an appointment with Planning Division staff. The Community Development Department office is open to accept applications Monday, 8:30 AM to 7:00 PM, Tuesday through Thursday 8:30 AM to 5:00 PM, and Friday 8:30 AM to 12:30 PM (closed Noon – 1:15 PM, Mon. – Thu.) at 1000 San Pablo Avenue, Albany, CA 94706 (510) 528-5760.

Fee Schedule (FY 2016-2017)

☑	Design Review*	$2,625/ Admin. $1,556
☐	Parking Exceptions/Reductions - see separate handout*	$Actual Cost/Min $2,625
☐	Conditional Use Permit (major)*	$Actual Cost/Min $2,625
	Existing Non-Conforming Wall setback is_____	
☐	Secondary Residential Unit*	$1,054
☐	Variance*	$2,625
☐	Lot Line Adjustment	$Actual Cost/Min $1,101
☐	Parcel/Subdivision Map; Planned Unit Development; Condo Conversion	$3,357
☐	Other(s): _____	$_____

*When obtaining more than one planning approval, the full amount for the highest fee will apply and ½ fee will be charged for any other ones.

General Plan Update Fee $45 included in the fees above. This fee only needs to be paid once for each separately submitted application.

Job Site Address: 1028 Neilson St Albany CA 94706		Zoning District: R-1
Property Owner(s) Name: Niels and Mariam Tangherlini	Phone: (510) 225-8365 Fax:	Email: niels.tangherlini@gmail.c
Mailing Address: 1028 Neilson St Albany CA 94	City: Albany	State/Zip: CA 94706
Applicant(s) Name (contact person): Niels Tangherlini	Phone: Fax: (510) 225-8365	Email: niels.tangherlini@gmail.c
Mailing Address: 1028 Neilson St	City: Albany	State/Zip: CA 94706

PROJECT DESCRIPTION

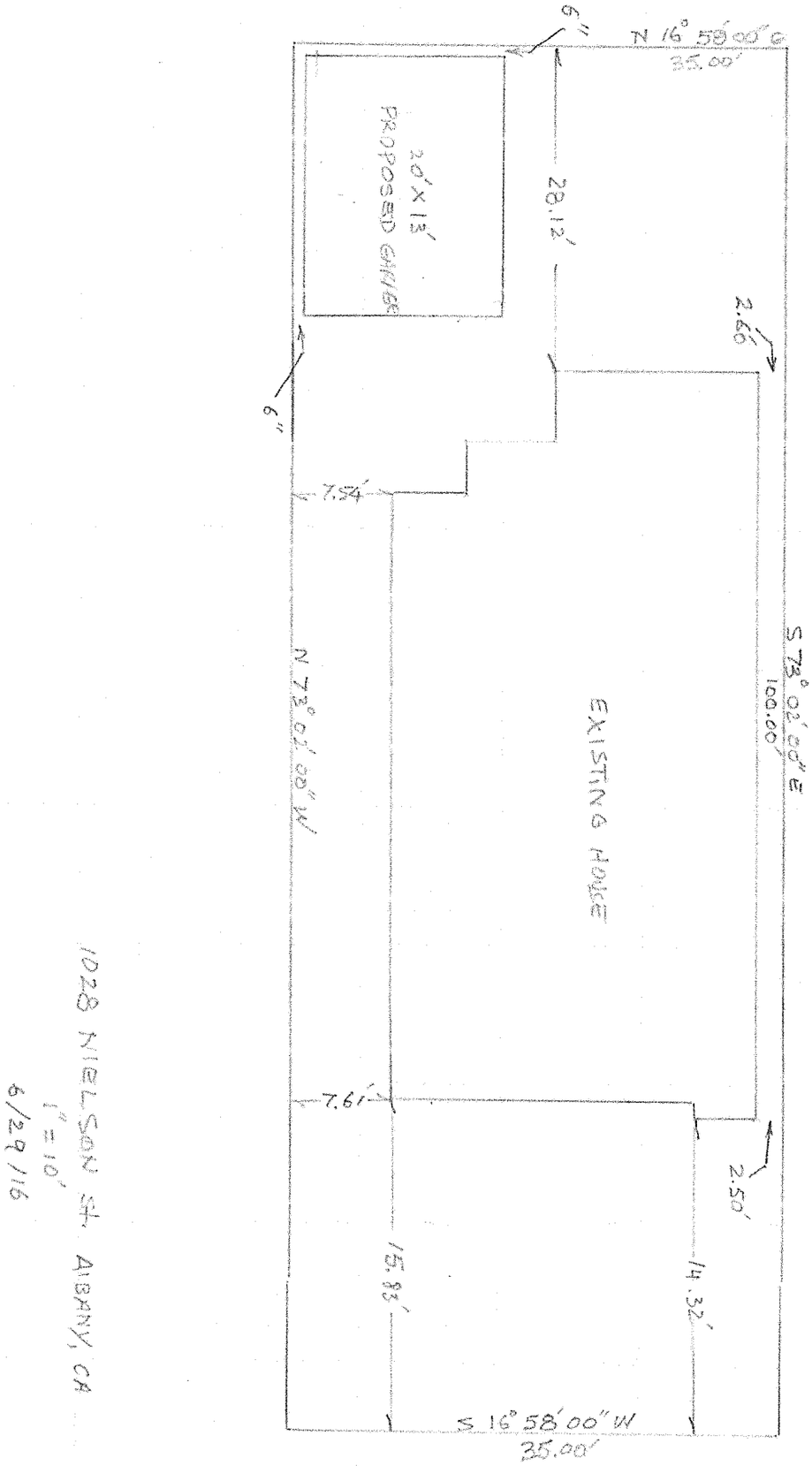
The subject lot is 3500 sq. ft. lot with a ___ bedroom, ___ bathroom house built in (year) _____. The scope includes an addition of _____ sq. ft. at (insert location on property)_____. This includes (description of interior space addition)_____. This will result in a ___ bedroom, ___ bathroom _____ sq. ft. home with a maximum height of _____. Parking is provided in Detached garage.

The architectural style/appearance of the home is: _____.

Accessory Structure/Second Unit

	Existing (approx.)	Proposed Construction (approx.)	Requirement
Setbacks			
Front (east)	15.83'	No changes	15' (Main House)
Side (south)	1.17' to 1.38'	.5' (6in)	Less than 6" or 3'
Side (north)	20.57'	21.5'	Less than 6" or 3'
Rear (west)	.57' to .71'	.5' (6in)	Less than 6" or 3'
Area			
Rear Yard Size	984.9 sq ft	984.9 sq ft	
Rear Yard Lot Coverage	243.8 (24.75%)	260 sq. ft. (26.4%)	30%
Maximum Height	11.5'	11.5'	16' max.

City of Albany
JUL 08 2016
Community Development

From: **Max Nasser** maxnassiri@yahoo.com
Subject: Proposed plot plan for garage
Date: June 29, 2016 at 11:19 AM
To: Niels niels.tangherlini@gmail.com
Cc: Mariam Tangherlini mtangherlini@gmail.com

Niels, you can print this and submit along other drawings. I will return the survey plan to you later.