

Cyndie Martel

From: Linsey P <linsey.perlov@gmail.com>
Sent: Monday, September 8, 2025 5:04 PM
To: Cyndie Martel; CouncilAll
Cc: Roberta Feliciano
Subject: [EXTERNAL] 36 Allen Avenue
Attachments: 36 Allen Avenue.pdf

Please see attached for my letter in opposition of the garage variance at 36 Allen.

-Linsey Perlov

September 8, 2025

Ross Town Hall
31 Sir Francis Drake Blvd
Ross, CA 94957
cmartel@townofrossca.gov

RE: 36 Allen Avenue – Design Review Permit, ADU Exception, Setback Variance

Dear Mayor McMillan and Council Members,

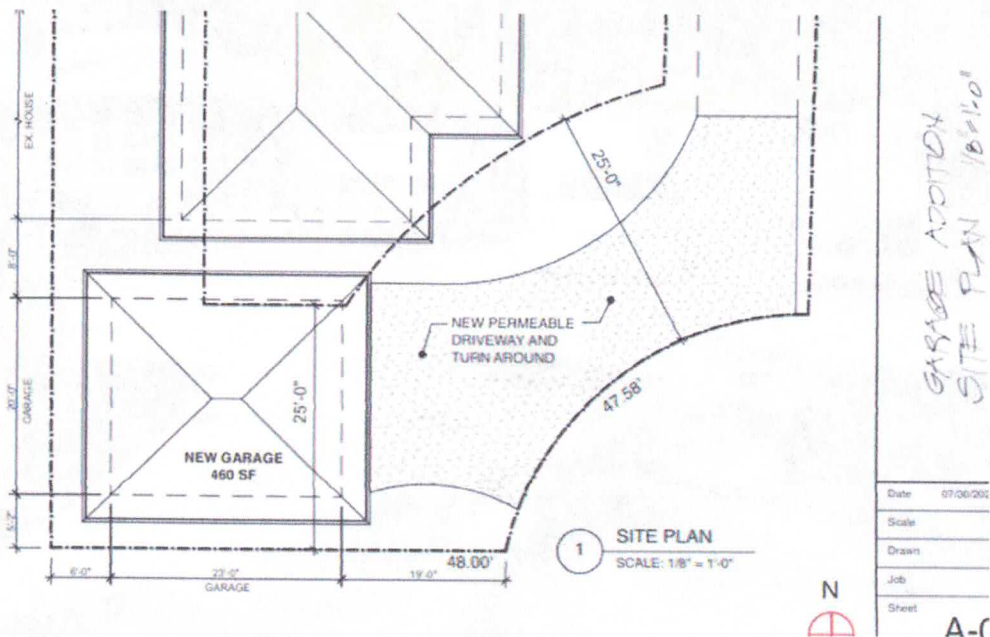
I am in opposition to the garage application at 36 Allen Avenue for the reasons enumerated below.

Precedence:

Project applicant has elected to turn the existing garage into an ADU and proposes a new garage at the front of the property within the front and side setbacks. Applicant could have built an ADU in the setbacks without a variance. It will be precedent setting to allow conversion of an existing garage and then assert that a new garage must be placed in a nonconforming location.

Driveway Configuration

The original driveway was approximately 12' wide. The proposed driveway encompasses almost the entirety of the ~47' street frontage.



In addition to the change from planting to hardscape, cars parked in the drive spilling into the street way make access for emergency vehicles and delivery trucks difficult at the end of the cul-de-sac.

Previous Street View



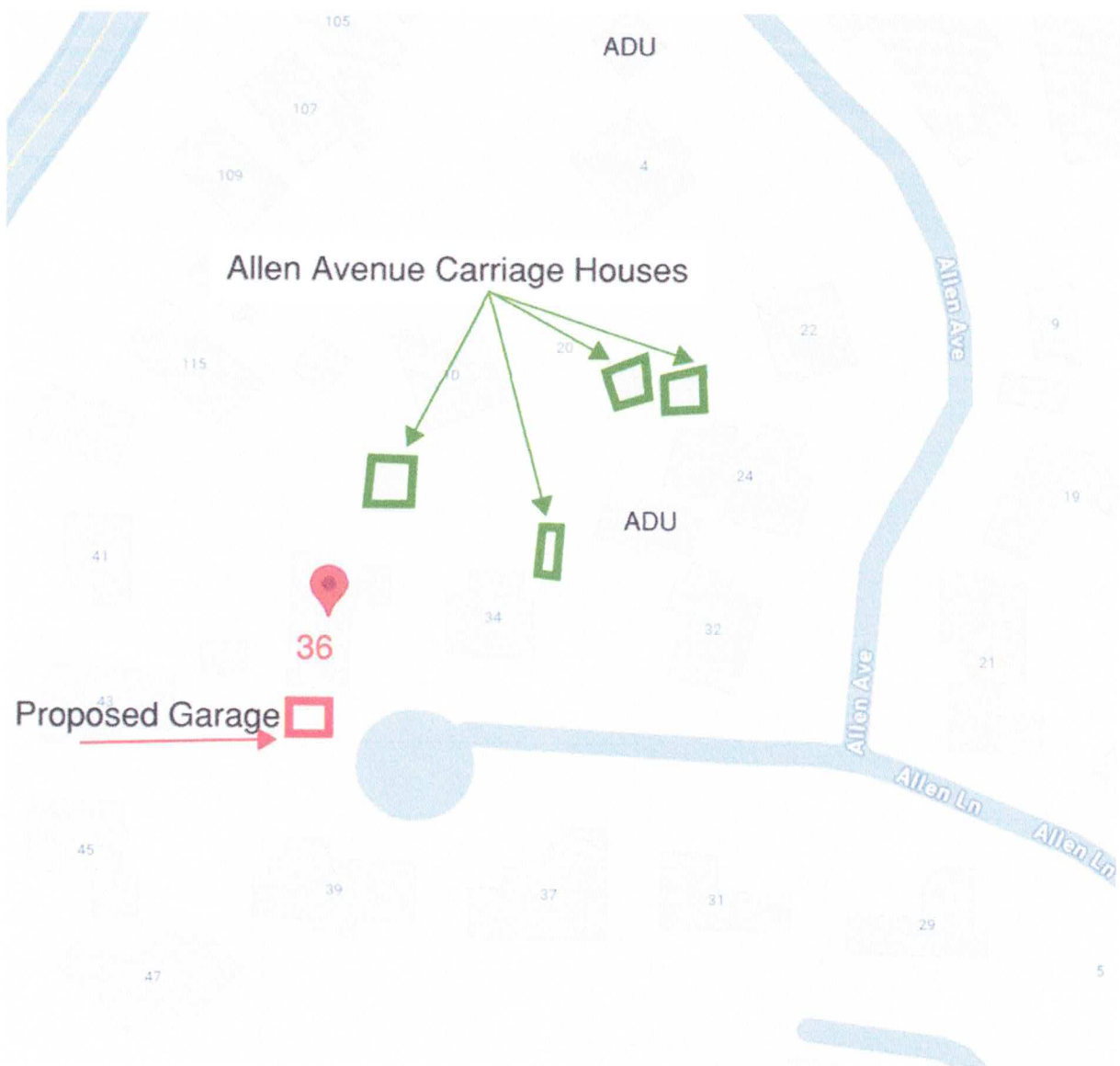
Current Street View:



Per the code, RMC, 18.12.270 Parking space. "Parking space" means land or space with a minimum standard dimension of nine (9) feet wide by 18 feet long. While the plan shows 19' clear from edge of building to lot line, a survey has not been performed to verify that dimension. As shown in the above image, vehicles parked on the premises often extend into the public right of way.

Design Precedent

Most detached garages on Allen Avenue are of the carriage house style in the back of the property, not the front of the property. The proposed garage is not in keeping with similar houses on Allen Avenue.



Linsey Perlov
37 Allen Avenue

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