
BROOKS MCDONALD ARCHITECTURE

230 WELLINGTON - DESIGN NARRATIVE FOR CONCEPTUAL REVIEW

August 5, 2024

Dear Ross Planning Staff, ADR Members, and neighbors,

We are proposing to demolish an existing 2-story home with 2nd unit at 230 Wellington which was built over 100 years ago and is in severe disrepair. We propose to construct a new 2-story home over basement, with a detached ADU. The project will include many improvements to the property that will be in the greater interest to the Town of Ross and its residents.

The property is considered a Hillside lot under the Ross Municipal code, and is subject to the Hillside Lot Development Requirements. This results in a much reduced buildable area with increased setbacks, and reduced allowable Floor Area Ratio. We propose to reduce the overall massing of the new building compared to the existing conditions as it relates to development in the setbacks, and building height. A new deck is proposed at the existing location of the rear of the existing home within the rear setback, but at a much reduced height compared to the existing structure. The bulk of the home is proposed within the buildable area of the lot outside of setbacks and within buildable height limits to existing grades. Care has been taken to ensure that the design results in a home that sits within the hillside without imposing new restrictions on views from Wellington or neighboring properties. A modest increase of Floor Area of 692sf is requested with a variance for this new 3-bedroom home.

In order to address the requirement for off-street parking, we are proposing an enclosed 2-car garage and adjacent 1-car parking pad to be provided above a detached ADU. We are also including a separate 2-car tandem parking pad to further alleviate the parking pressure on Wellington, helping clear the cul-de-sac clear for Fire access by providing 5 parking spaces. .

The ADU proposed is detached from the home, ensuring that it can be truly used as ADU's are intended, to help alleviate the lack of housing in Ross. The 2-bedroom 800sf ADU would comfortably accommodate a family of 4, with use of parking above. Due to the slope of the lot, the location of the garage with direct access off of Wellington requires it to be within the front setback, however this obviates the need for a long, steep driveway which would be nearly impossible to create safely due to the slopes and would add more impermeable surface to the lot. An existing garage at the front property line has existed for many years, and this new structure would replace that and be much safer for vehicle access and fire safety.

The landscape plan includes patios and a new pool, some of which would be located within the side setback. We have discussed this with neighbors who agree that due to existing slopes, proximity of adjacent structures and vegetation this would not result in privacy issues for neighbors. The landscaping design also addresses the need to provide fire-safe vegetation with safer hardscape access to the home, while preserving the view corridor from Wellington Ave.

It is important also to note that the development of this property as proposed would have minimal impact on neighbors due to the large separation of structures and dense vegetation that is existing to remain. 21 Loma Linda to the North resides at the bottom of a huge slope, dense with redwood trees and with little visibility to the proposed structure. 51 Loma Linda resides 60ft to the West, and is similarly located far below the slope with a wall of dense trees between. 225 Wellington sits 60ft to the South and is owned and occupied by the subject property owner's family, also separated by a fence and grade differences that minimize visual and privacy impacts. 200 Wellington sits about 200ft uphill to the East, and will have little if no visual impact due to the difference in grade between the 2 properties. 220 Wellington is 125ft to the Northeast, separated by existing protected dense redwoods, and also at a much higher elevation than the proposed development.

We look forward to reviewing our project with you on August 20th at our Conceptual Design Review meeting.

Sincerely,
Piers Barry, Nina Barry, Brooks McDonald and Brad Eigsti

230 WELLINGTON AVENUE

ROSS, CA 94957 APN #072-121-29
NEW PROPOSED SINGLE FAMILY RESIDENCE, ADU AND LANDSCAPING

CONCEPTUAL ADR REVIEW PACKET

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APN #072-121-29



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ISSUED
CONCEPTUAL:
8.5.2024

PROJECT INFO

A0.1

PROJECT DIRECTORY

OWNER:
PIERS & NINA BARRY
230 WELLINGTON
ROSS, CA 94957

ARCHITECT:
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LANDSCAPE ARCHITECT:
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BRAD@IMPRINTSGARDENS.COM

PROJECT DESCRIPTION

REPLACE EXISTING SINGLE-FAMILY HOME WITH NEW 2-STORY HOUSE OVER BASEMENT WITH ROOF DECK, PATIO SPACES, POOL (ON SEPARATE PERMIT), NEW 800 SF ADU WITH ENCLOSED GARAGE ABOVE AND OPEN PARKING PAD.

HOUSE AND ADU TO BE FULLY SPRINKLERED ON SEPARATE PERMIT PER NFPA 13D. NEW POOL & SPA IS ON SEPARATE PERMIT.

PROJECT DATA

PARCEL INFORMATION	
PARCEL:	072-121-29
PROPERTY ADDRESS:	230 WELLINGTON AVE ROSS, CA 94957 28,600 SF
LOT AREA:	28,600 SF
EXISTING BLDG COVERAGE:	6%
PROPOSED BLDG COVERAGE:	TBD
20% ALLOWED PER RMC 18.32.060:	5720 SF
EXISTING F.A.R.:	2267 SF, 8%
PROPOSED F.A.R.:	2959 SF, 10%
ALLOWABLE F.A.R.:	1890 SF BASED ON 40.3% SLOPE (MARINMAP) 2137 SF BASED ON 36% SLOPE (SURVEY)
PROPOSED AREA OF ADDITIONAL DISTURBANCE: SEE CIVIL DRAWINGS	
EXISTING PARKING:	1 COVERED
PROPOSED PARKING:	2 COVERED, 3 UNCOVERED
4 REQUIRED PER RMC 18.32.040	
ZONING INFORMATION	
ZONING DISTRICT:	R-1-B-10 SINGLE FAMILY RESIDENTIAL
PERCENT SLOPE:	40.3% PER MARINMAP (HILLSIDE LOT) 36% PER SURVEY
FLOOD ZONE:	X Y
WUI:	Y
FRONT YARD SETBACK HOUSE:	25' MIN - 100'-0" EXISTING, 78'-7" PROPOSED
FRONT YARD SETBACK GARAGE:	25' MIN - 2'-4" EXISTING, 1'-3" PROPOSED
SIDE YARD SETBACK HOUSE:	25' MIN - 25'-8" EXISTING, 28'-1" PROPOSED
SIDE YARD SETBACK GARAGE:	25' MIN - 8" EXISTING, 16'-1" PROPOSED
REAR YARD SETBACKS HOUSE:	40' MIN - 12'-8" EXISTING, 12'-8" PROPOSED
REAR YARD SETBACKS GARAGE:	10' MIN - 135'-1" EXISTING, 136'-3" PROPOSED
MAX BLDG HEIGHT:	30' MAX - 30' PROPOSED (ALL ADDITIONS TO BE <30')
MAX BUILDING HEIGHT ADU:	16' MAX
BUILDING INFORMATION	
OCCUPANCY:	R-3 SINGLE FAMILY RESIDENTIAL
NO. UNITS:	2 EXISTING / 3 PROPOSED
NO. STORES MAIN HOUSE:	2 EXISTING / 3 PROPOSED
CONSTRUCTION TYPE:	V-B
SPRINKLER PROTECTION:	TO BE SPRINKLERED PER NFPA 13D ON SEPARATE PERMIT

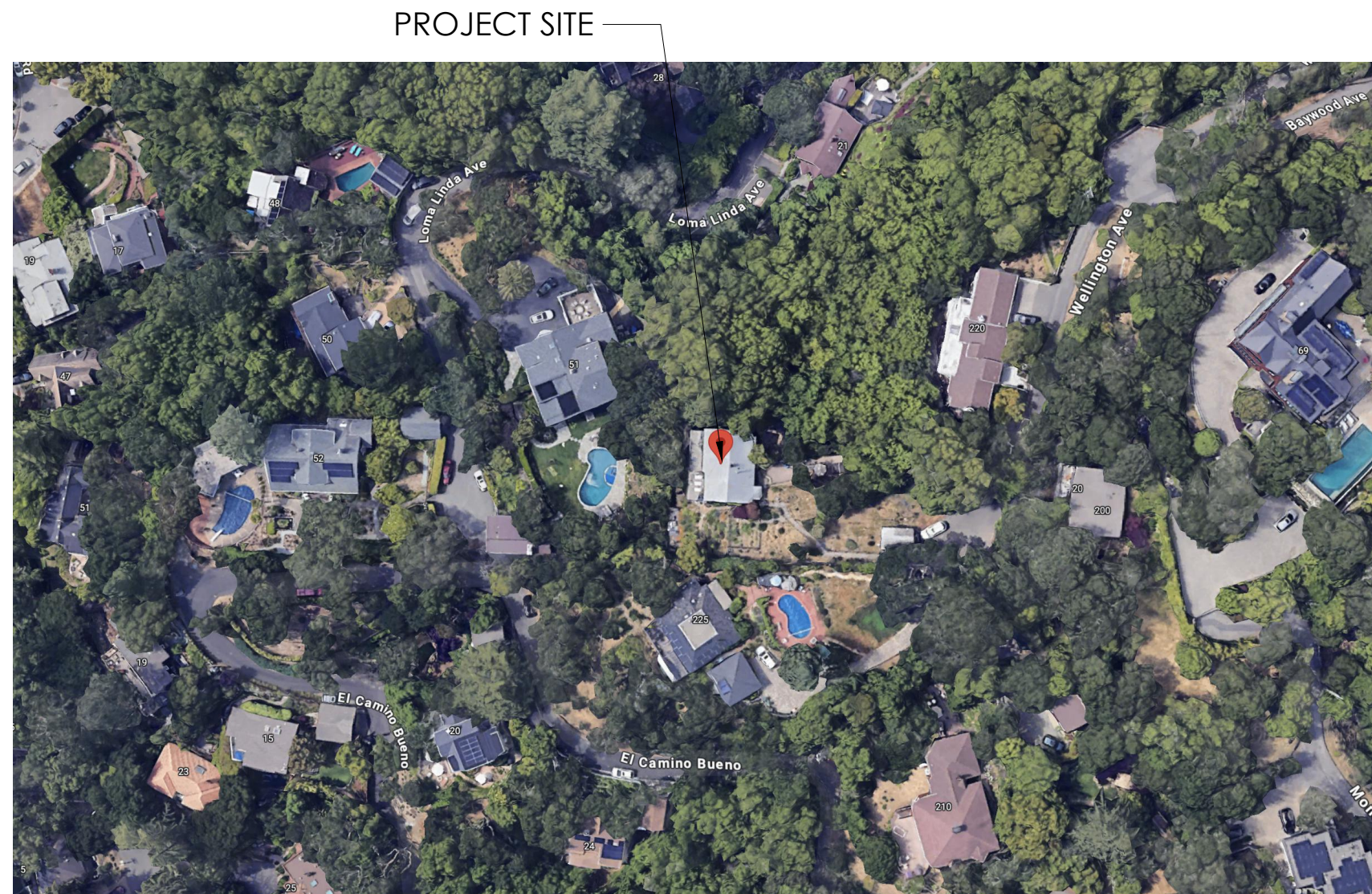
AREA CALCS (SQUARE FEET)

FLOOR	EXISTING	PROPOSED	DELTA
BASEMENT	487	0	-487
FIRST FLOOR	1557	1828	+271
SECOND FLOOR	0	610	+610
GARAGE	223	521	+298
TOTAL FLOOR AREA	2267	2959	+692
ADU BELOW GARAGE (NON-FAR)	0	800	+800

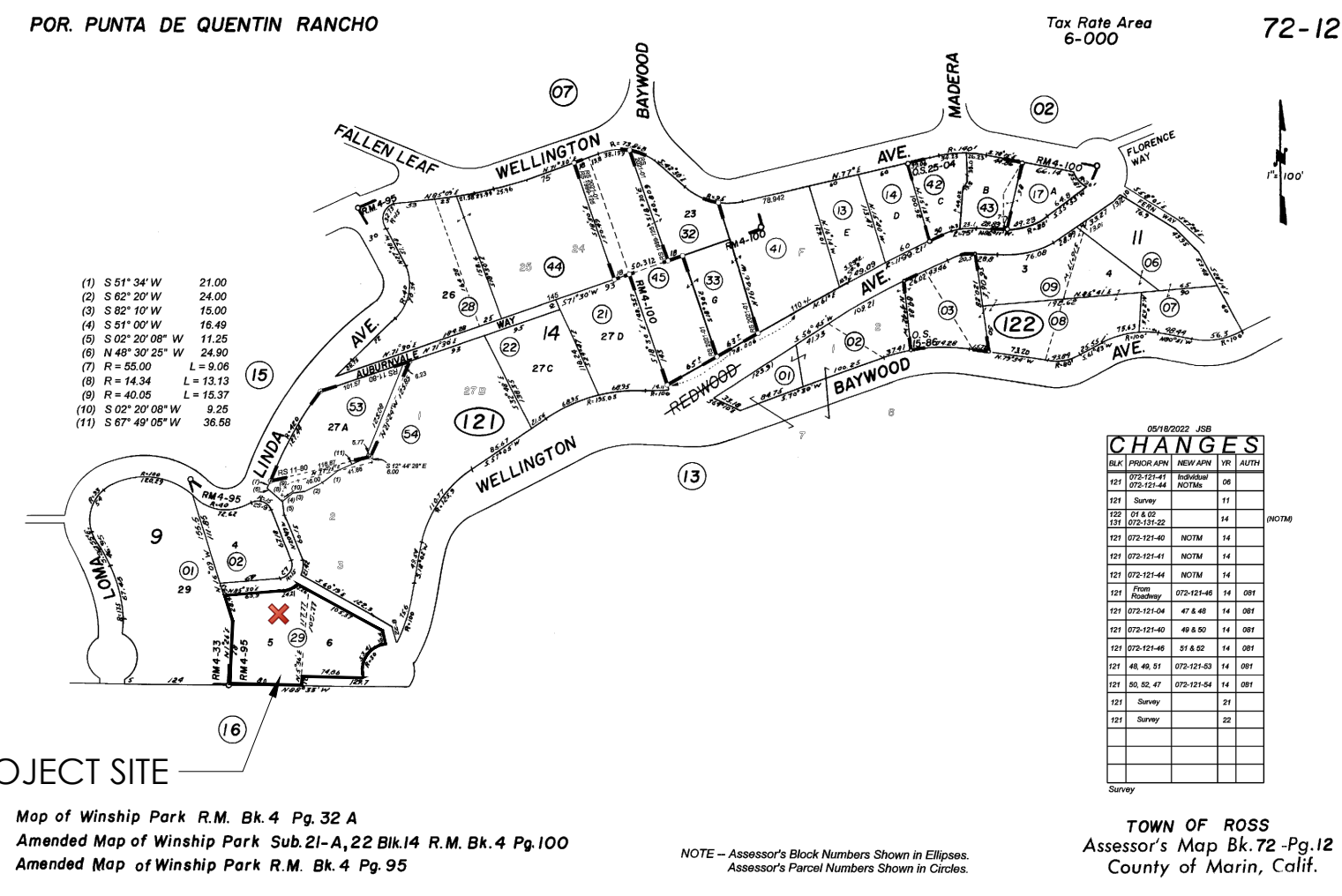
PROPOSED RENDERING



AERIAL PHOTO



ASSESSOR'S PARCEL MAP



APPLICABLE CODES

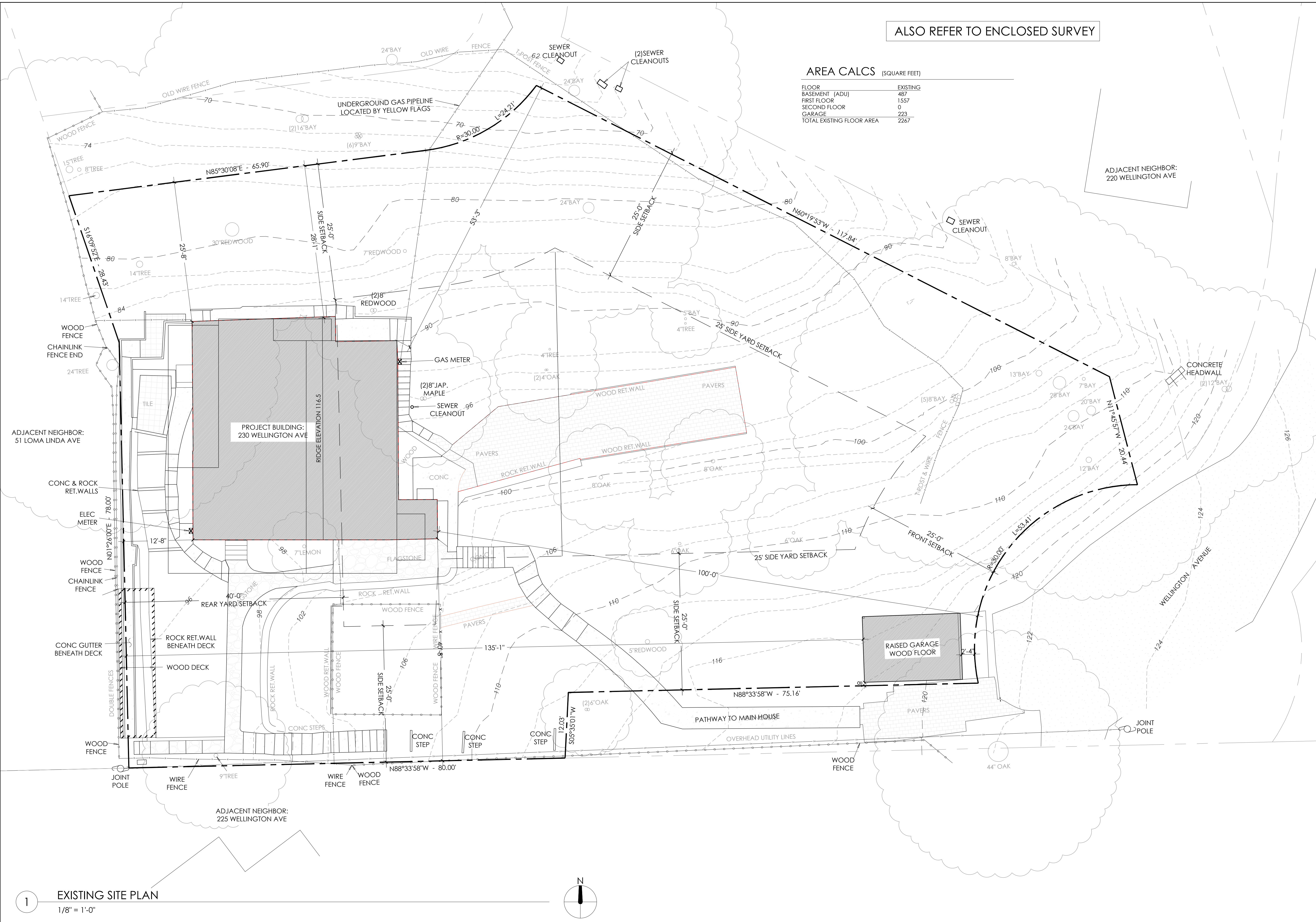
- 2022 CALIFORNIA BUILDING CODE WITH LOCAL AMENDMENTS
 - 2022 CALIFORNIA RESIDENTIAL CODE WITH LOCAL AMENDMENTS
 - 2022 CALIFORNIA MECHANICAL CODE WITH LOCAL AMENDMENTS
 - 2022 CALIFORNIA PLUMBING CODE WITH LOCAL AMENDMENTS
 - 2022 CALIFORNIA ELECTRICAL CODE WITH LOCAL AMENDMENTS
 - 2022 CALIFORNIA FIRE CODE WITH LOCAL AMENDMENTS
 - 2022 CALIFORNIA ENERGY CODE WITH LOCAL AMENDMENTS
 - 2022 CALIFORNIA GREEN BUILDING CODE WITH LOCAL AMENDMENTS
 - 2022 CALIFORNIA EXISTING BUILDING CODE
 - TOWN OF ROSS MUNICIPAL CODE
- THE EXPOSED UNDERSIDE OF A CANTILEVERED FLOOR PROJECTION WHERE A FLOOR ASSEMBLY EXTENDS OVER AND EXTERIOR WALL SHALL BE PROTECTED BY ONE OF THE FOLLOWING:
- NONCOMBUSTIBLE MATERIAL
 - IGNITION-RESISTANT MATERIAL
 - ONE LAYER OF 5/8" TYPE X GYPSUM SHEATHING APPLIED BEHIND AN EXTERIOR COVERING ON THE UNDERSIDE OF THE FLOOR PROJECTION.
 - THE EXTERIOR PORTION OF A 1-HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY APPLIED TO THE UNDERSIDE OF THE FLOOR PROJECTION INCLUDING ASSEMBLIES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL.
 - THE UNDERSIDE OF A FLOOR PROJECTION ASSEMBLY THAT MEETS THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN SFM STANDARD 12-7A-3
- ALL (N) DECKING & STAIRS TO BE 1-1/4" MIN THICK SOLID CON HEART REDWOOD (LISTING 8110-2041:0002) OR 1X6 IPE BY REDWOOD EMPIRE (LISTING 8110-2065:0001) PER SFM 12-7A-4 & 12-7A-5

SHEET INDEX

- ARCHITECTURAL DRAWINGS**
- A0.1 PROJECT INFORMATION
 - A1.0 EXISTING SITE PLAN
 - A1.1 PROPOSED SITE PLAN
 - A1.3 STORY POLE PLAN
 - A2.0 EXISTING LOWER FLOOR PLANS
 - A2.1 PROPOSED LOWER FLOOR JADU PLANS
 - A2.2 EXISTING FIRST FLOOR PLANS
 - A2.3 PROPOSED FIRST FLOOR PLANS
 - A2.4 PROPOSED SECOND FLOOR PLANS
 - A2.5 PROPOSED DETACHED ADU AND GARAGE FLOOR PLANS
 - A4.0 EXISTING AND PROPOSED SOUTH EXTERIOR ELEVATIONS
 - A4.1 EXISTING AND PROPOSED EAST EXTERIOR ELEVATIONS, PRECEDENT IMAGES
 - A4.2 EXISTING AND PROPOSED NORTH EXTERIOR ELEVATIONS
 - A4.3 EXISTING AND PROPOSED WEST EXTERIOR ELEVATIONS
 - A4.4 PROPOSED ADU EXTERIOR ELEVATIONS
 - CONCEPTUAL LANDSCAPE PLAN
 - SURVEY
- WILDLAND-URBAN INTERFACE: YES. ALL CONSTRUCTION SHALL COMPLY WITH BUILDING STANDARDS IN 2022 CFC CHAPTER 7A AND 2022 CRC SECTION 337. ALL VEGETATION AND CONSTRUCTION MATERIALS ARE TO BE MAINTAINED AWAY FROM THE RESIDENCE DURING CONSTRUCTION (DEFENSIBLE SPACE); ALL NEW DECKING SHALL BE CON HEART REDWOOD 2X MINIMUM THICKNESS.

Use of these plans and specifications shall be restricted to the original site for which they were prepared and publication thereof is expressly limited to such use. Reproduction or publication by any method, in whole or in part, is prohibited. Title to the plans and specifications remains with the architect without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of these restrictions.

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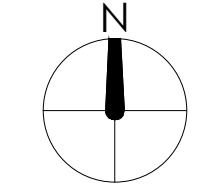


ALSO REFER TO ENCLOSED SURVEY

AREA CALCS (SQUARE FEET)

FLOOR	EXISTING
BASEMENT (ADU)	487
FIRST FLOOR	1557
SECOND FLOOR	0
GARAGE	223
TOTAL EXISTING FLOOR AREA	2267

1 EXISTING SITE PLAN
1/8" = 1'-0"



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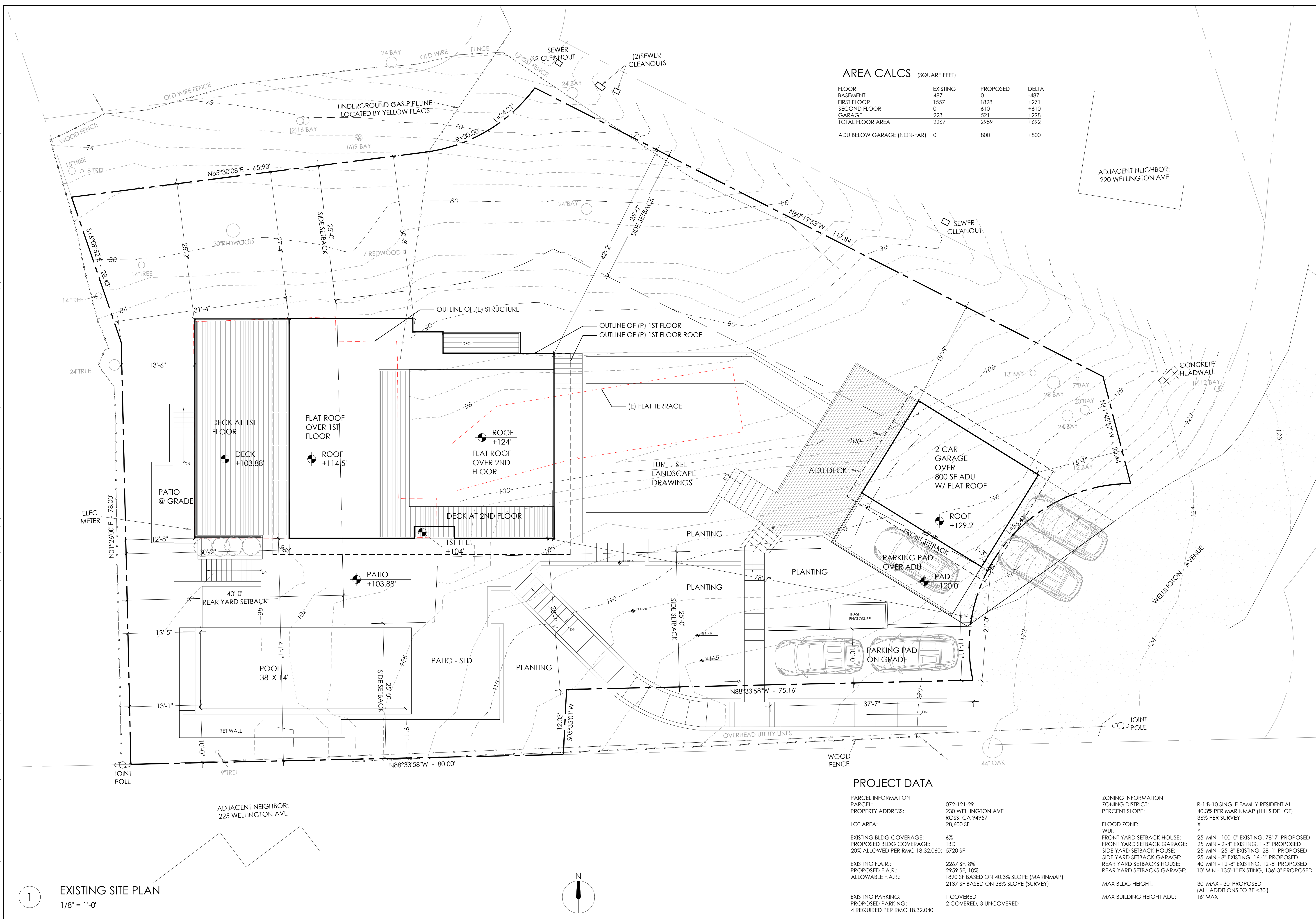
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EXISTING SITE PLAN

1/8" = 1'-0"

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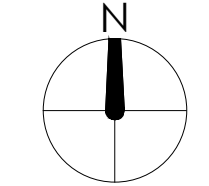
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PROPERTY ADDRESS:	ROSS, CA 94957	PERCENT SLOPE:	36% PER SURVEY
LOT AREA:	28,600 SF	FLOOD ZONE:	X
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PROPOSED BLDG COVERAGE:	18%	FRONT YARD SETBACK HOUSE:	25' MIN - 100'-0" EXISTING, 78'-7" PROPOSED
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PROPOSED PARKING:	2 COVERED, 3 UNCOVERED	MAX BLDG HEIGHT:	30' MAX - 30' PROPOSED (ALL ADDITIONS TO BE <30')
4 REQUIRED PER RMC 18.32.040		MAX BUILDING HEIGHT ADU:	16' MAX

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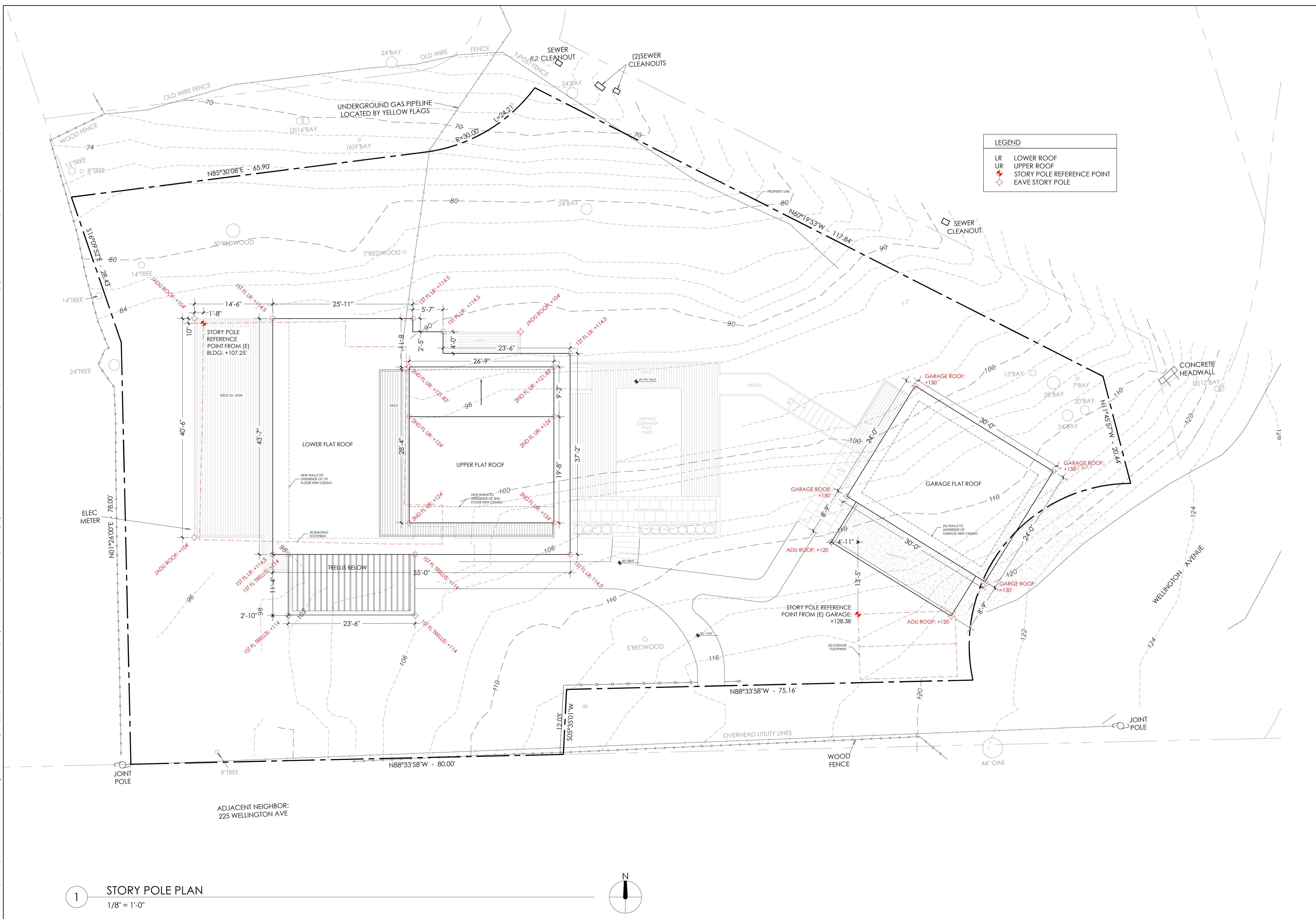
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PROPOSED SITE PLAN

1/8" = 1'-0"

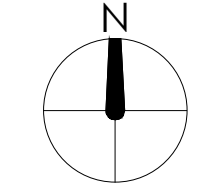
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LEGEND	
LR	LOWER ROOF
UR	UPPER ROOF
◆	STORY POLE REFERENCE POINT
◇	EAVE STORY POLE

1 STORY POLE PLAN
1/8" = 1'-0"



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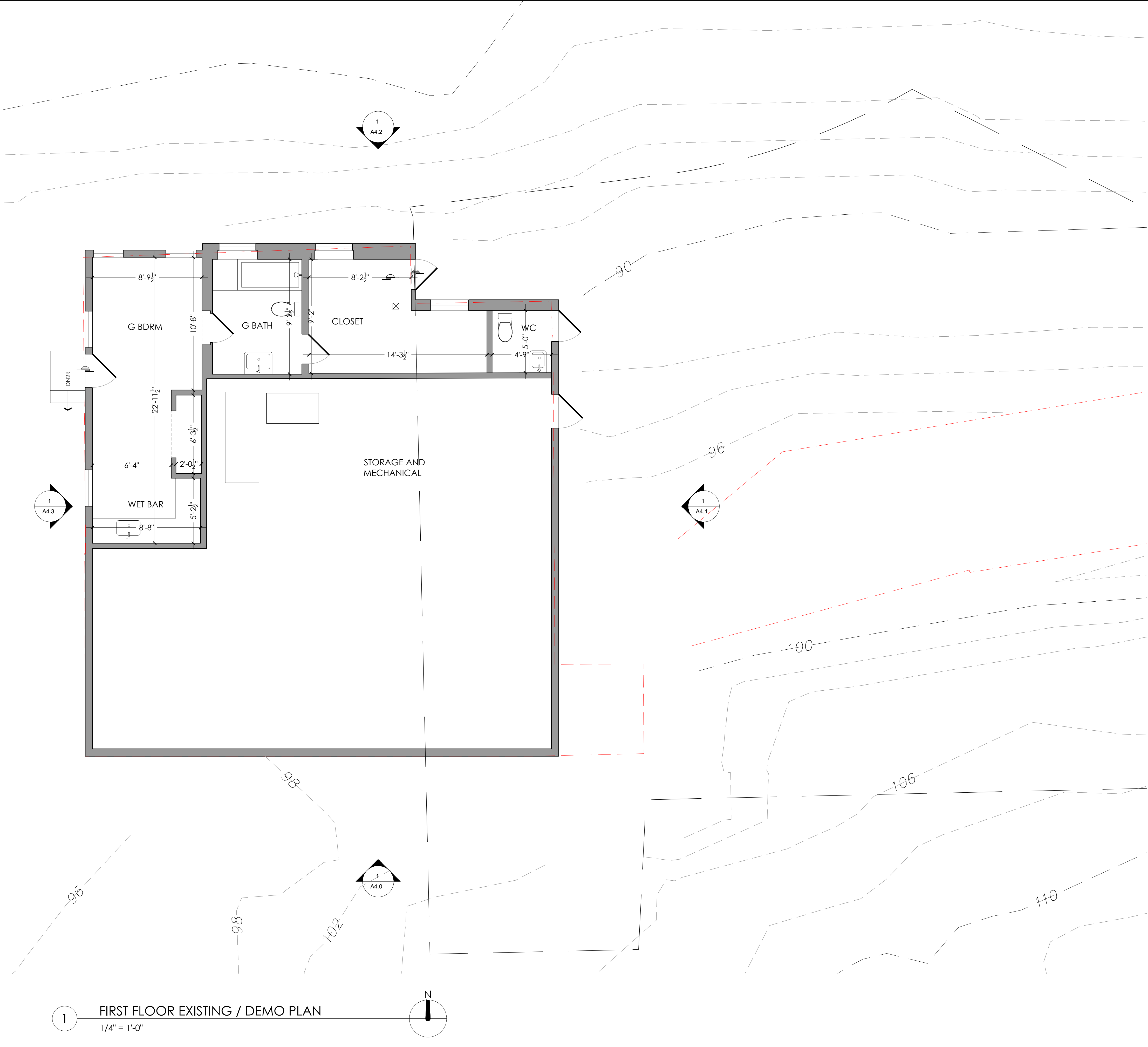
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STORY POLE PLAN

1/8" = 1'-0"

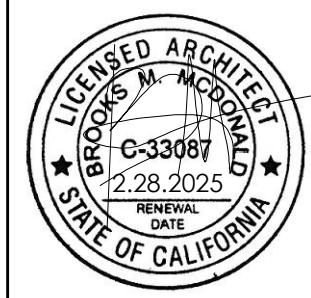
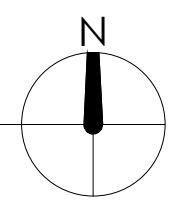
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EXISTING STRUCTURE TO BE FULLY DEMOLISHED

1 FIRST FLOOR EXISTING / DEMO PLAN
1/4" = 1'-0"



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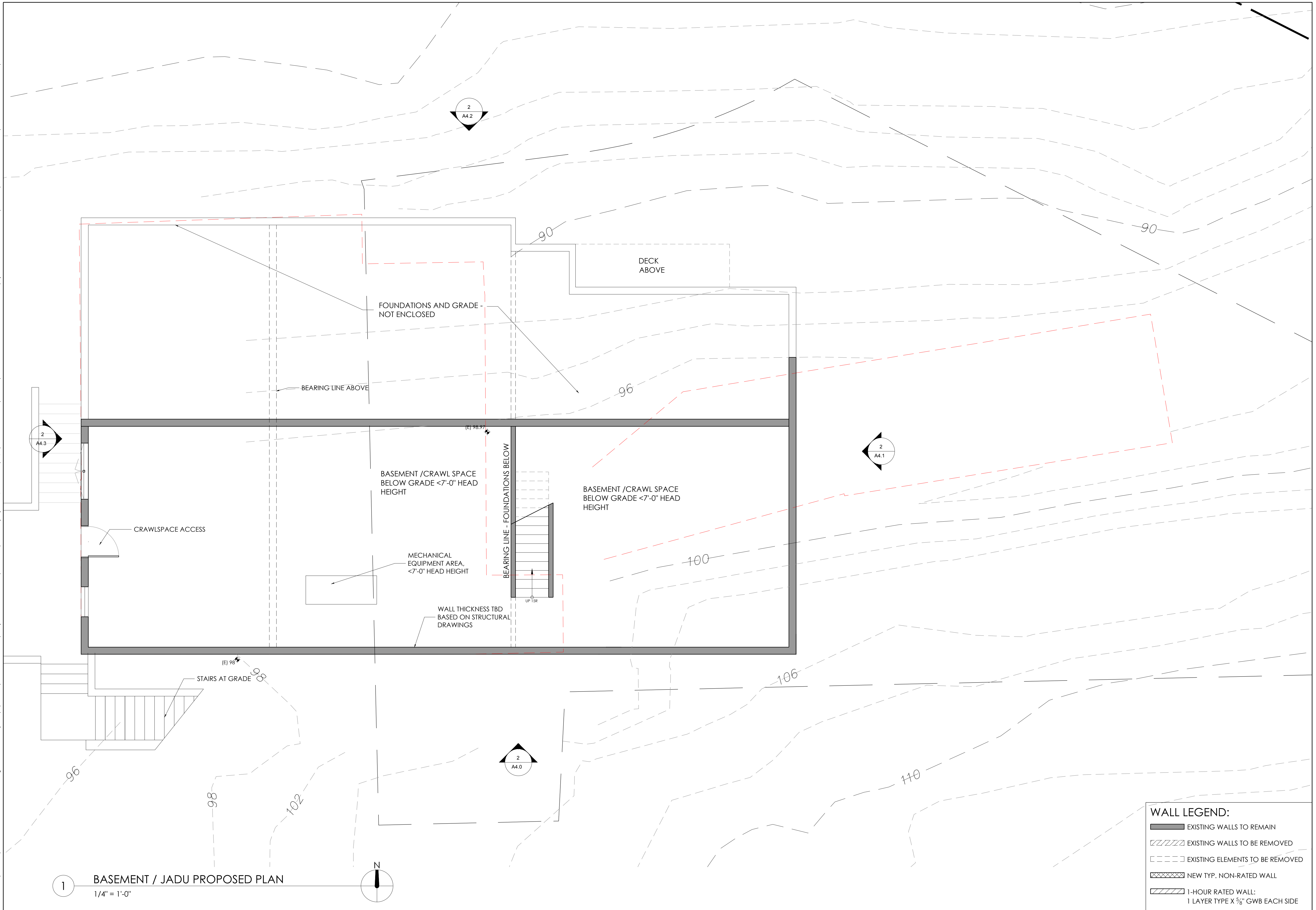
EXISTING BASEMENT
AND ADU PLAN

1/4" = 1'-0"

A2.0

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1 BASEMENT / JADU PROPOSED PLAN
1/4" = 1'-0"

WALL LEGEND:

	EXISTING WALLS TO REMAIN
	EXISTING WALLS TO BE REMOVED
	EXISTING ELEMENTS TO BE REMOVED
	NEW TYP. NON-RATED WALL
	1-HOUR RATED WALL: 1 LAYER TYPE X 5/8" GWB EACH SIDE

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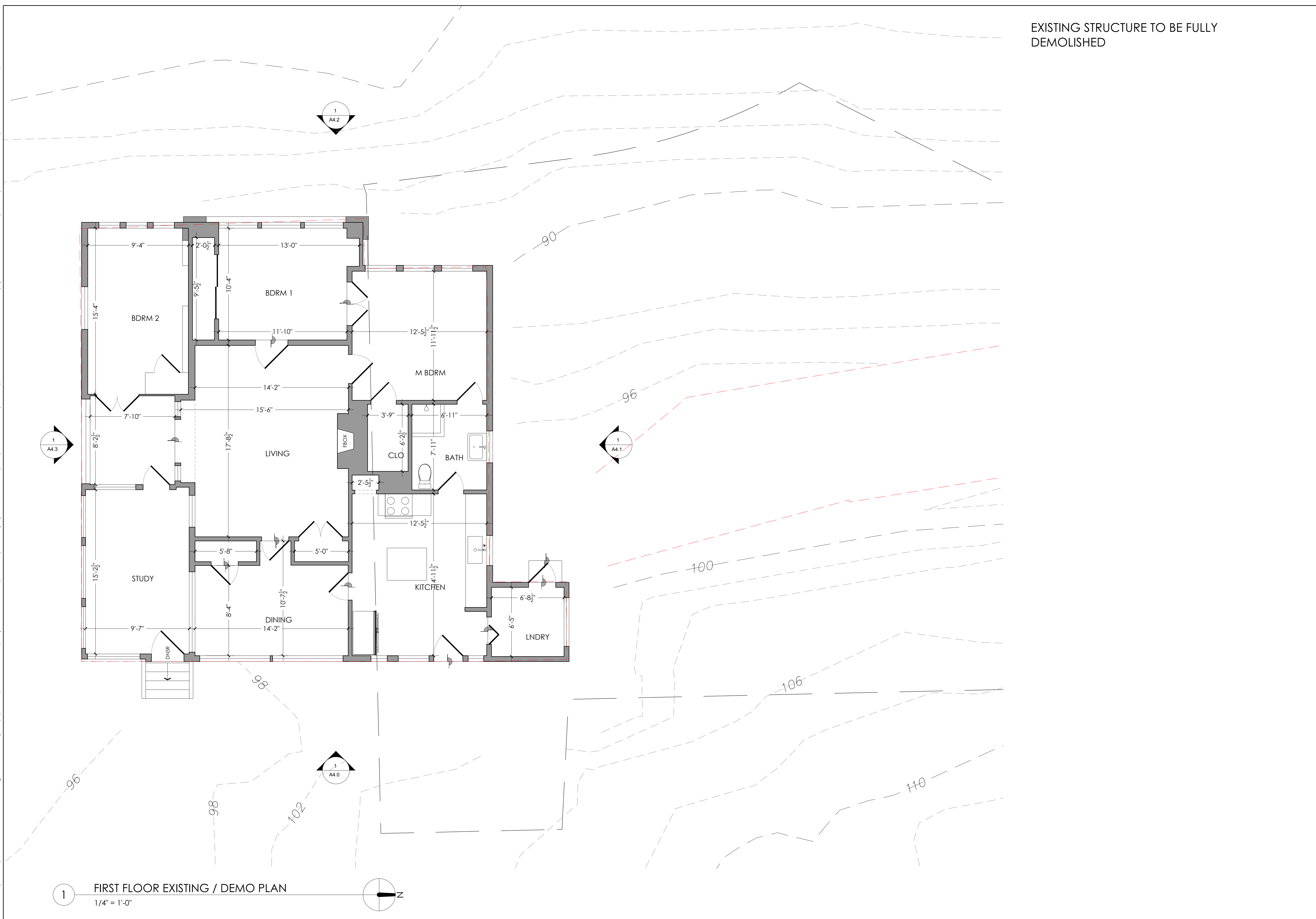
PROPOSED BASEMENT
AND JADU FLOOR
PLAN

1/4" = 1'-0"

A2.1

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EXISTING STRUCTURE TO BE FULLY DEMOLISHED



1 FIRST FLOOR EXISTING / DEMO PLAN
1/4" = 1'-0"

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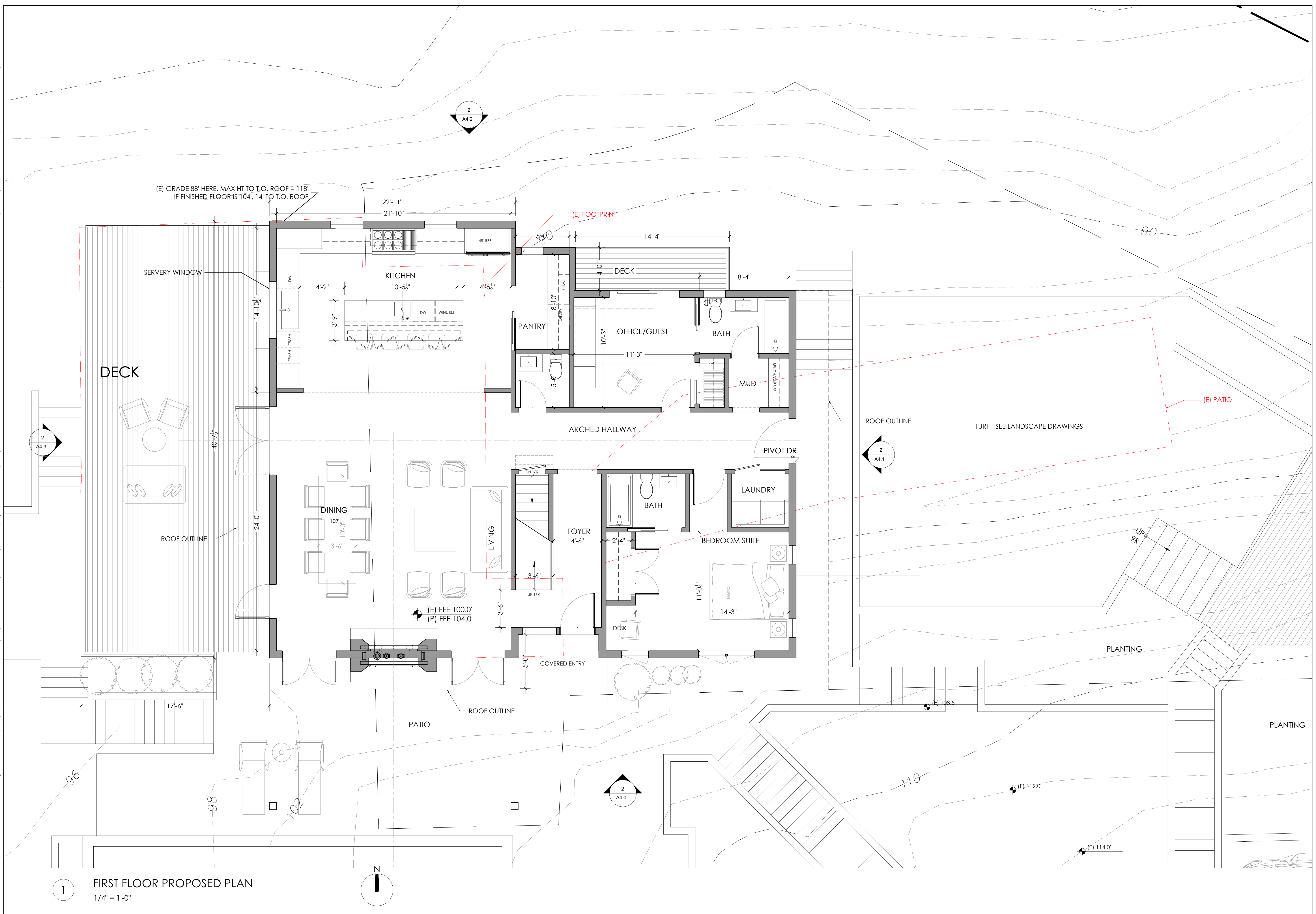
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EXISTING 1ST FLOOR
PLAN

1/4" = 1'-0"

A2.2

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1 FIRST FLOOR PROPOSED PLAN
1/4" = 1'-0"

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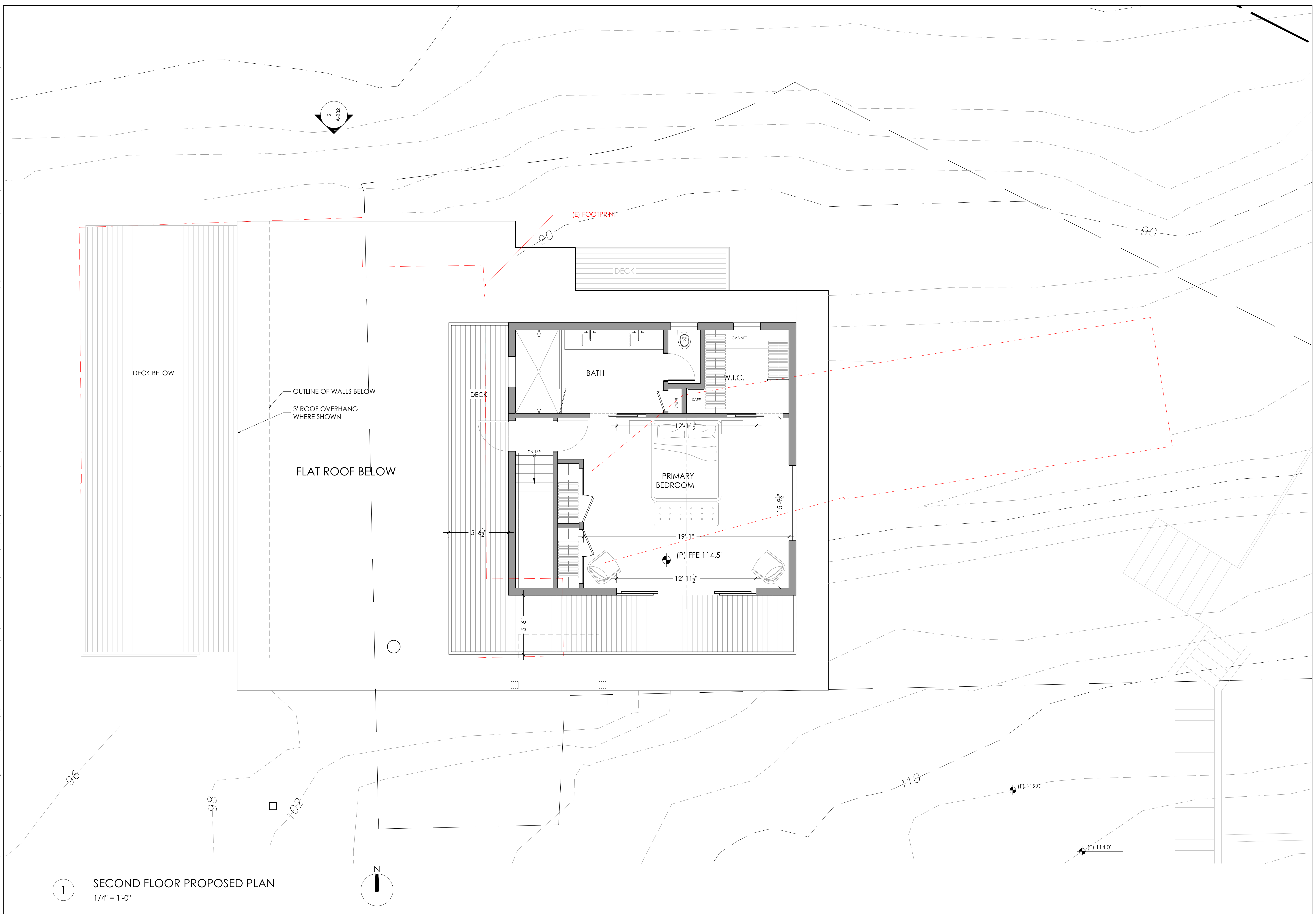
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PROPOSED 1ST FLOOR PLAN

1/4" = 1'-0"

A2.3

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1 SECOND FLOOR PROPOSED PLAN
1/4" = 1'-0"

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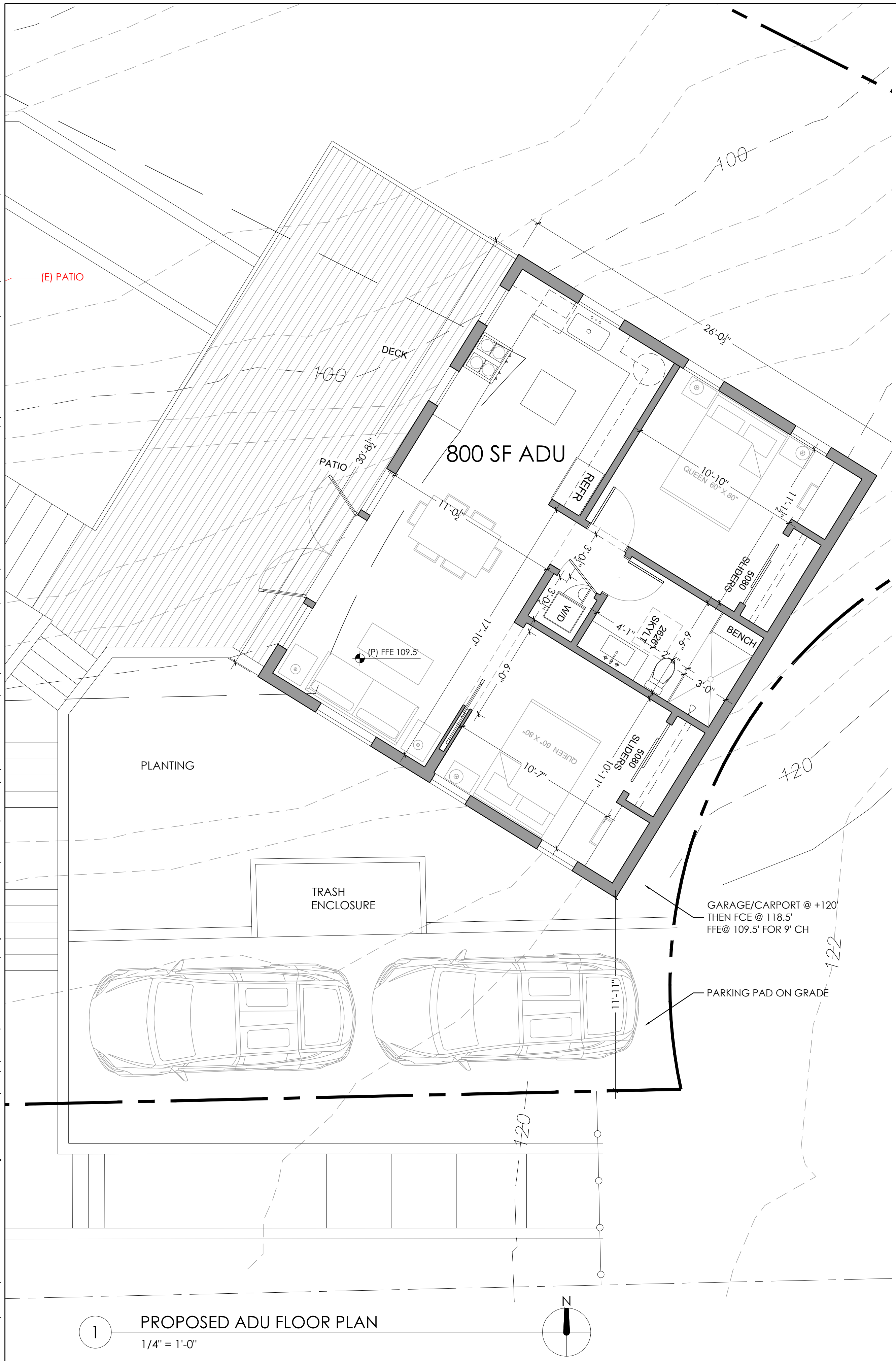
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PROPOSED 2ND FLOOR
PLAN

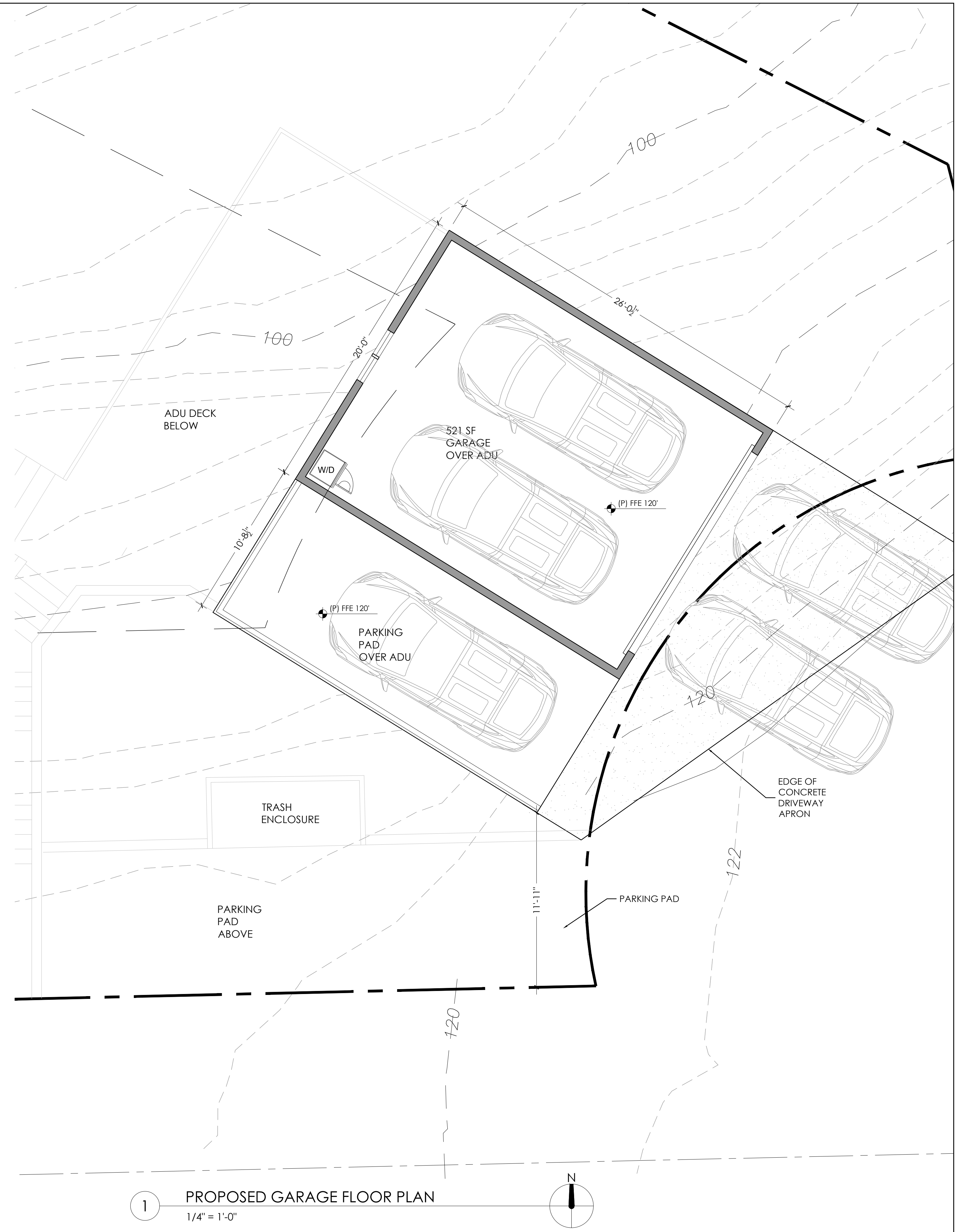
1/4" = 1'-0"

A2.4

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1 PROPOSED ADU FLOOR PLAN
1/4" = 1'-0"



1 PROPOSED GARAGE FLOOR PLAN
1/4" = 1'-0"

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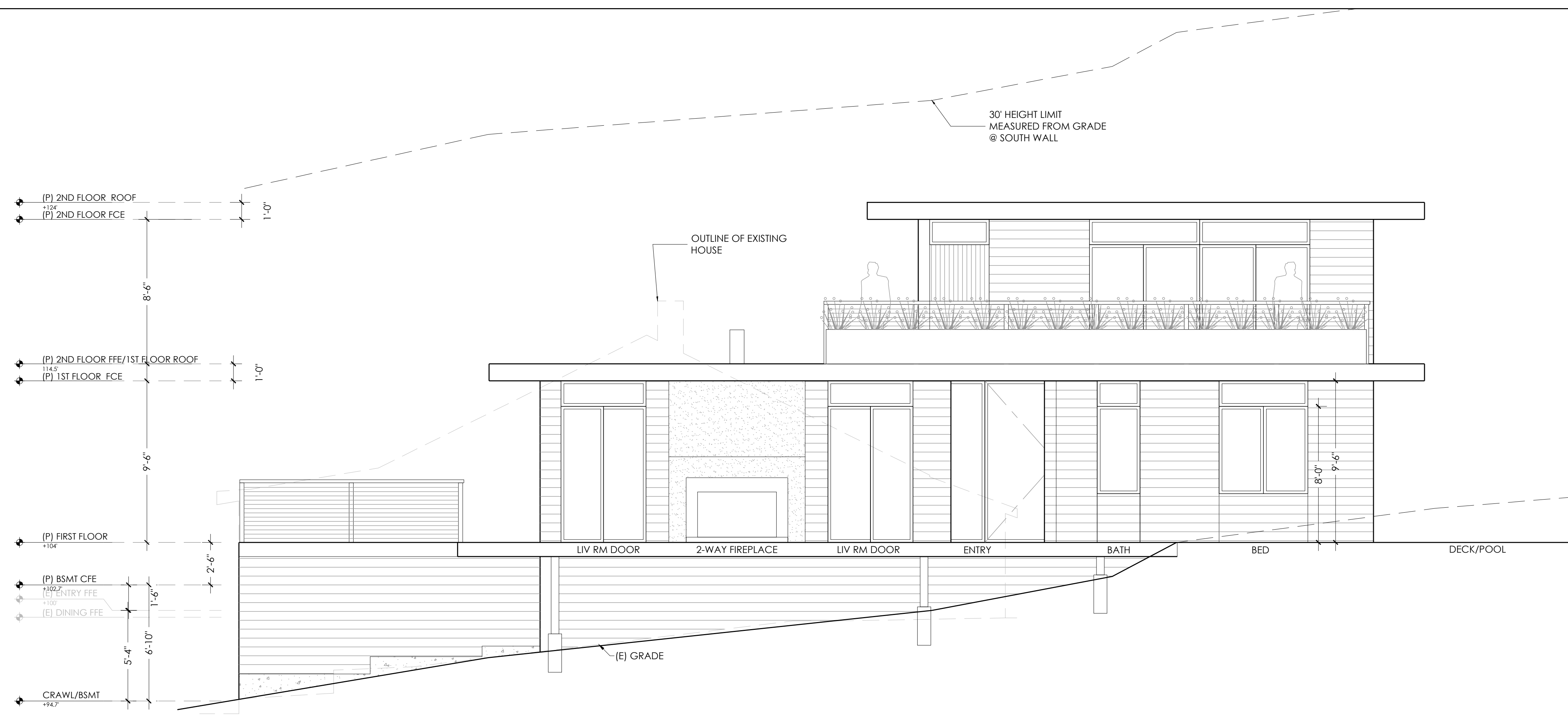
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DETACHED ADU AND
GARAGE FLOOR PLANS

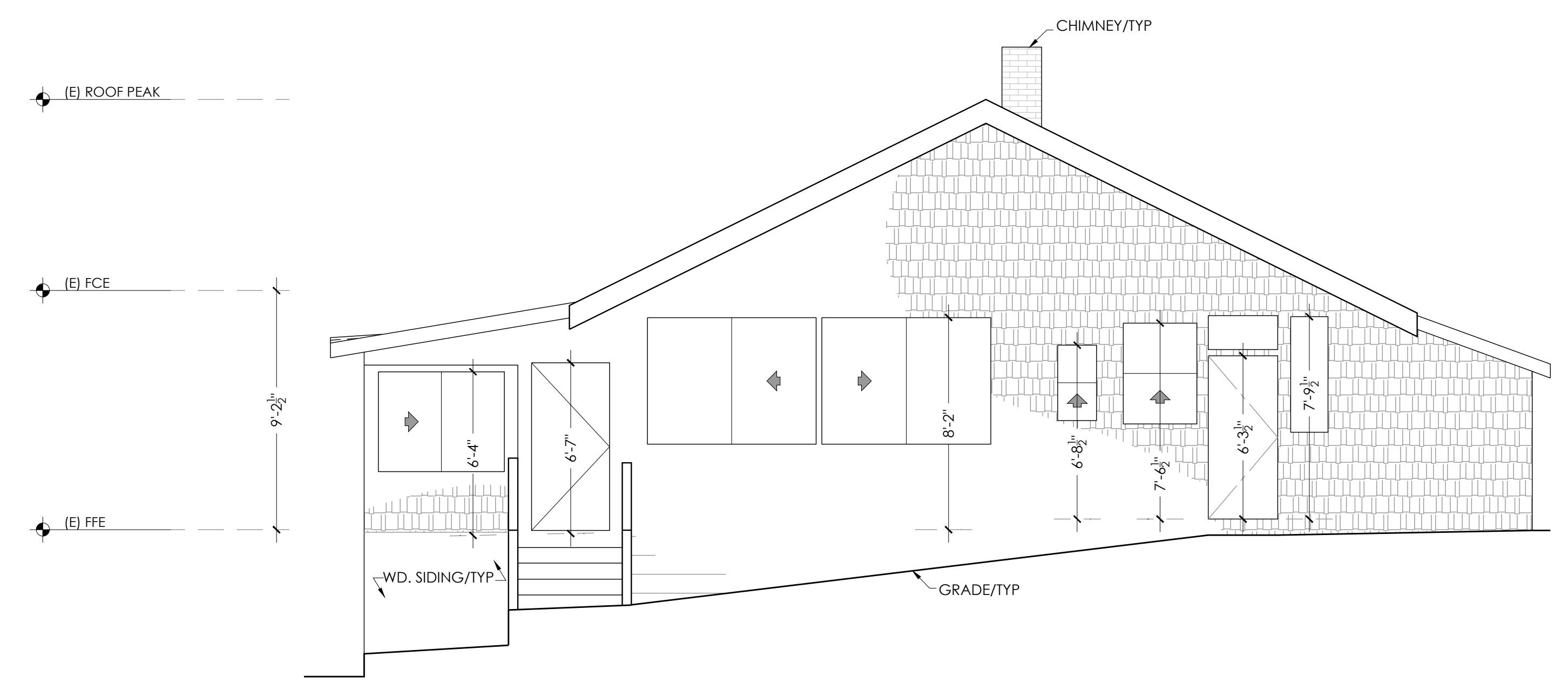
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2 PROPOSED SOUTH (FRONT) ELEVATION
1/4" = 1'-0"



1 EXISTING SOUTH (FRONT) ELEVATION
1/4" = 1'-0"



RECENT PHOTO

BROOKS MCDONALD
ARCHITECTURE
info@brooksmcdonaldarchitecture.com
415.550.8011
230 Wellington Avenue, Mill Valley, CA 94040
www.brooksmcdonaldarchitecture.com

BARRY RESIDENCE
230 WELLINGTON AVENUE, MILL VALLEY, CA 94047
APN #072-121-29



DRAFT - NOT FOR CONSTRUCTION

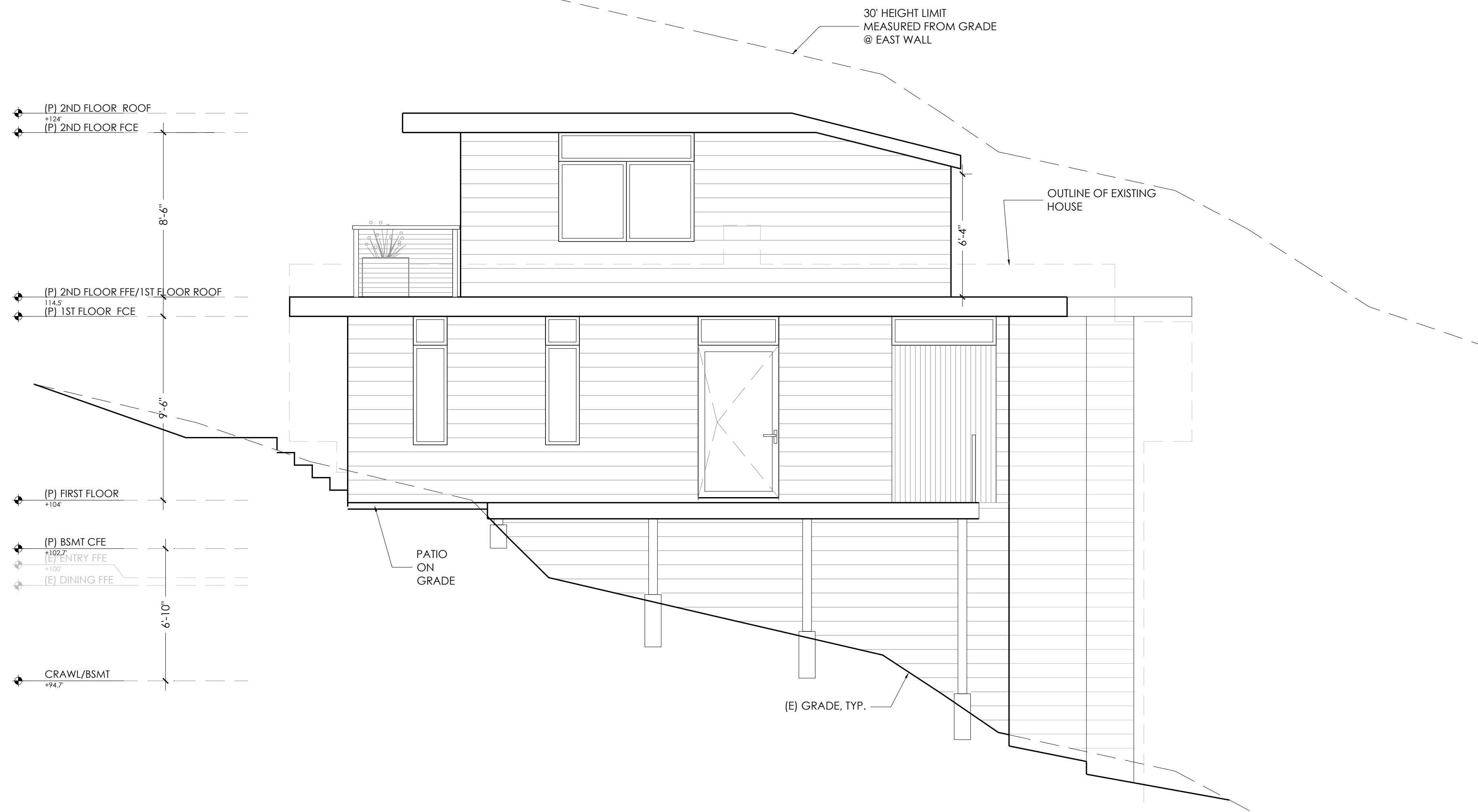
ISSUED
CONCEPTUAL:
8.5.2024

EXTERIOR ELEVATIONS

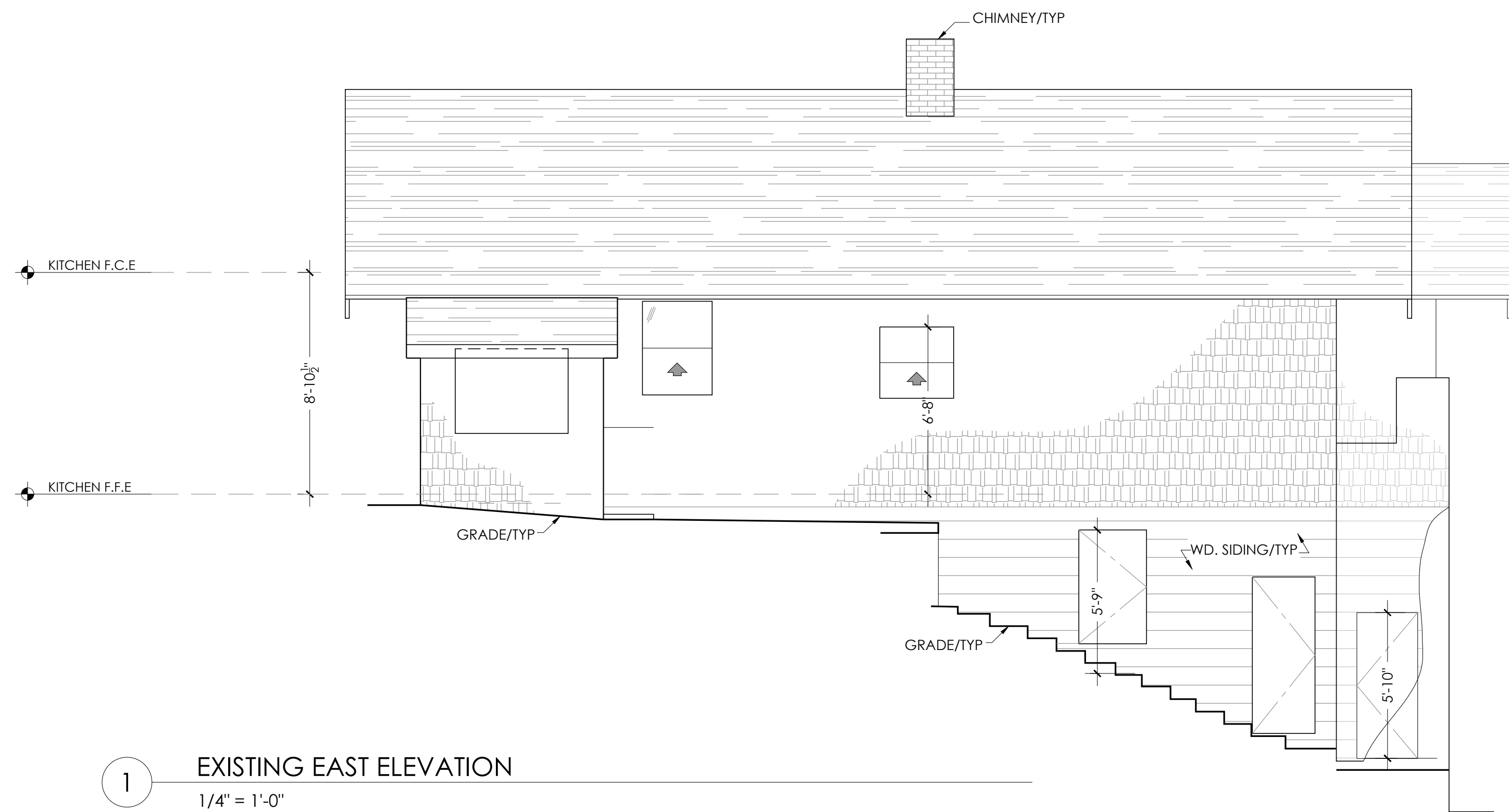
1/4" = 1'-0"

A4.0

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2 PROPOSED EAST ELEVATION
1/4" = 1'-0"



1 EXISTING EAST ELEVATION
1/4" = 1'-0"



PRECEDENT IMAGE



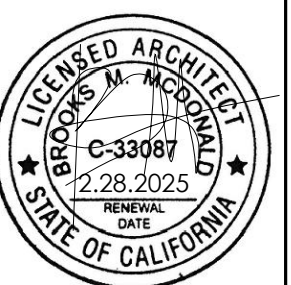
PRECEDENT IMAGE



PROPOSED RENDERING AS VIEWED FROM FRONT ENTRY

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BARRY RESIDENCE
230 WELLINGTON AVENUE, MILL VALLEY, CA 94657
APN #072-121-29



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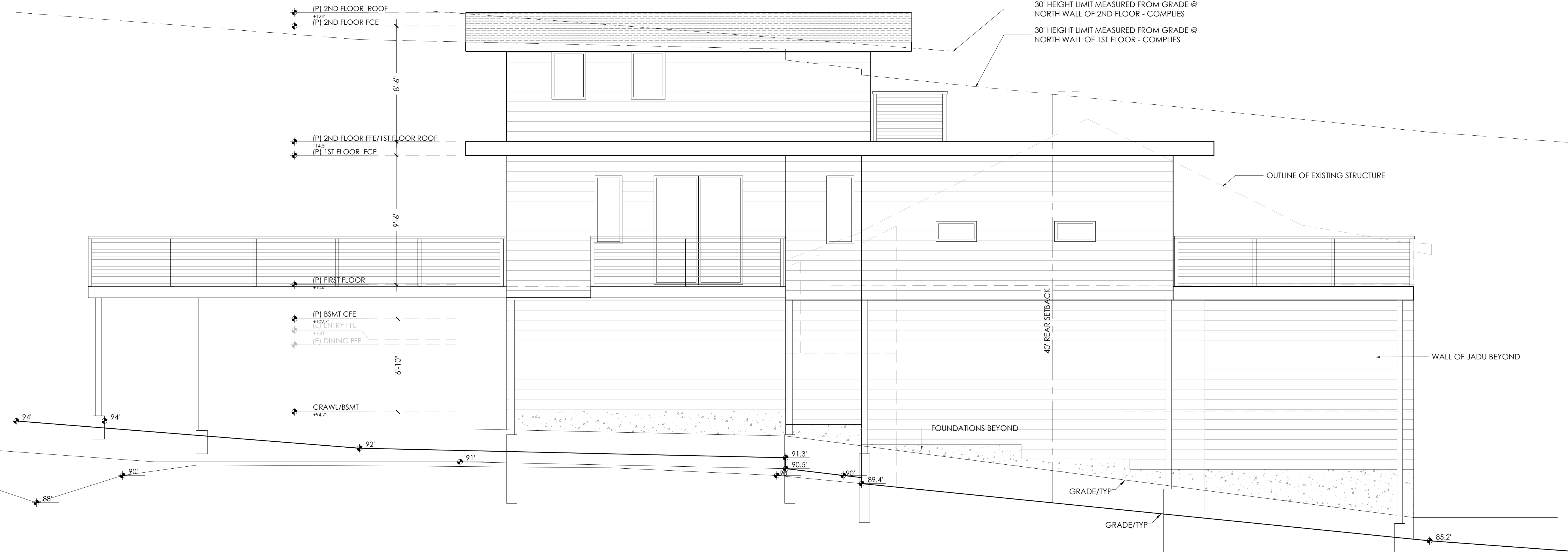
ISSUED
CONCEPTUAL:
8.5.2024

EXTERIOR ELEVATIONS

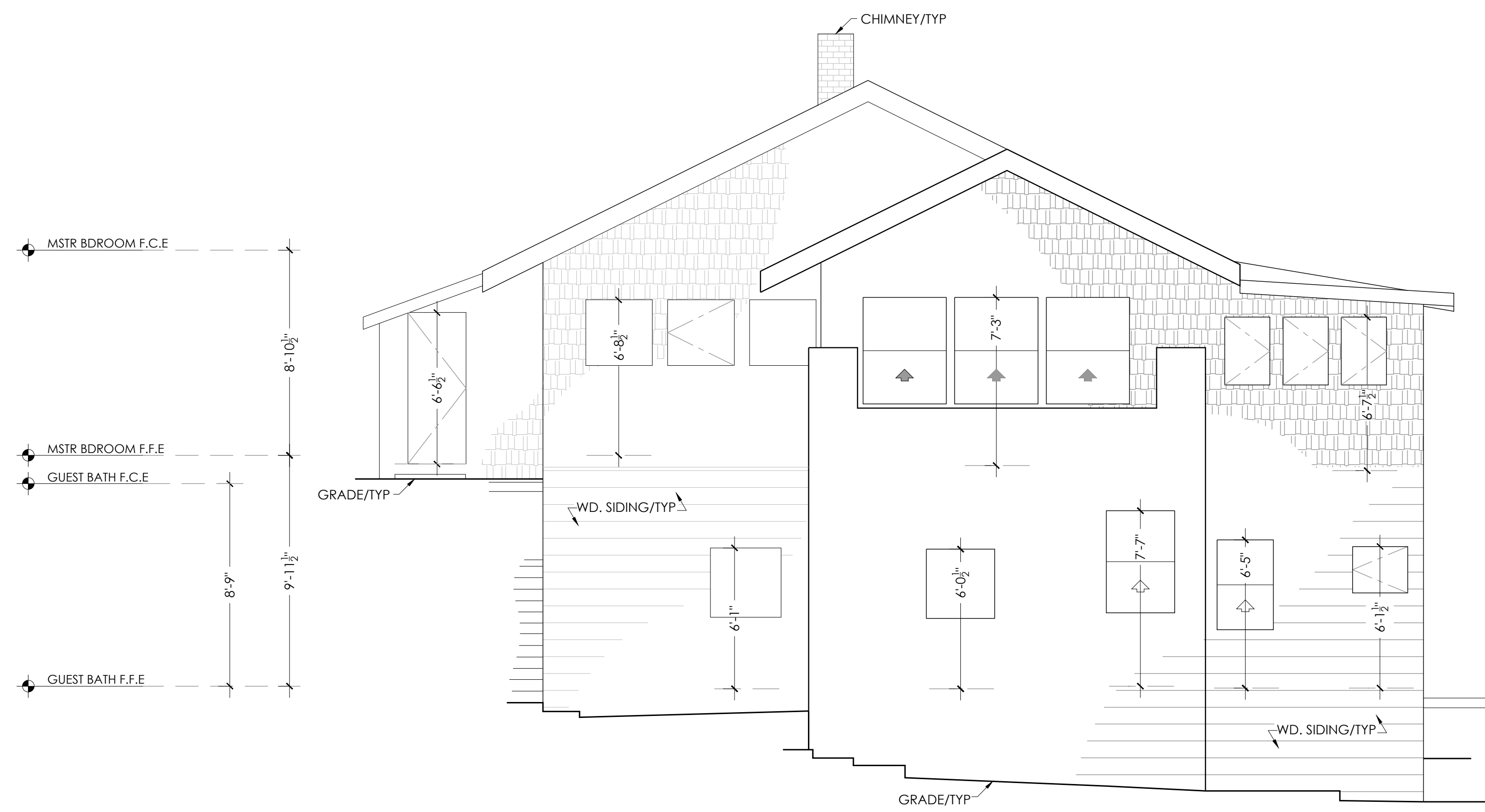
1/4" = 1'-0"

A4.1

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2 PROPOSED NORTH ELEVATION
1/4" = 1'-0"



1 EXISTING NORTH ELEVATION
1/4" = 1'-0"

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BARRY RESIDENCE
230 WELLINGTON AVENUE, MILL VALLEY, CA 94957
APN #072-121-29



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ISSUED
CONCEPTUAL:
8.5.2024

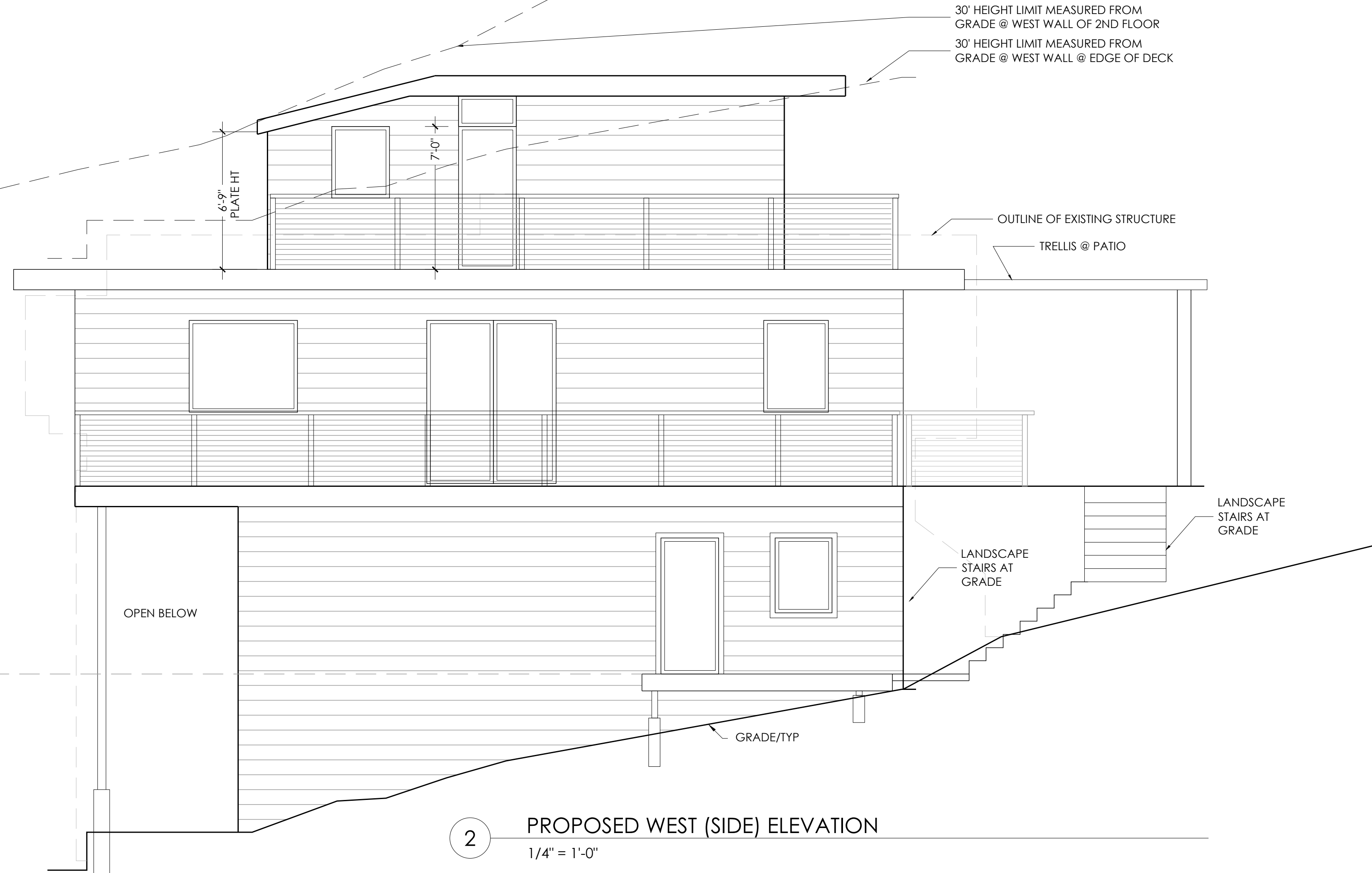
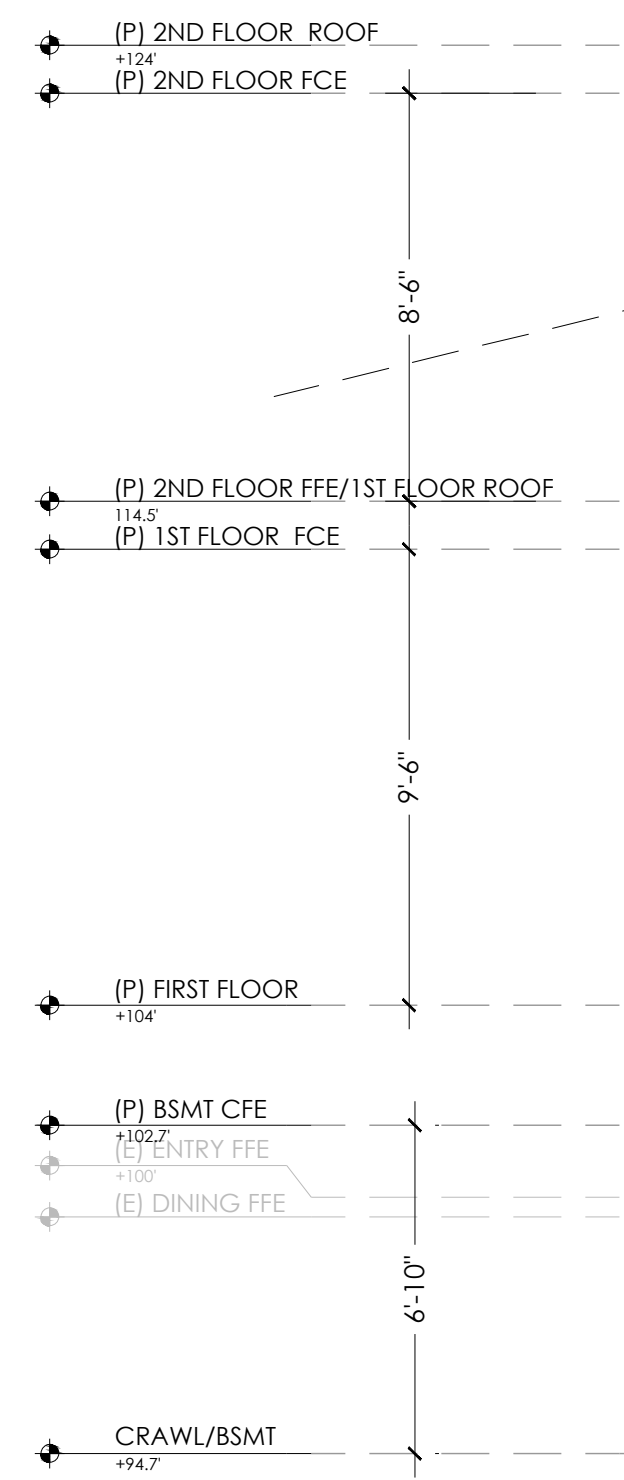
EXTERIOR ELEVATIONS

1/4" = 1'-0"

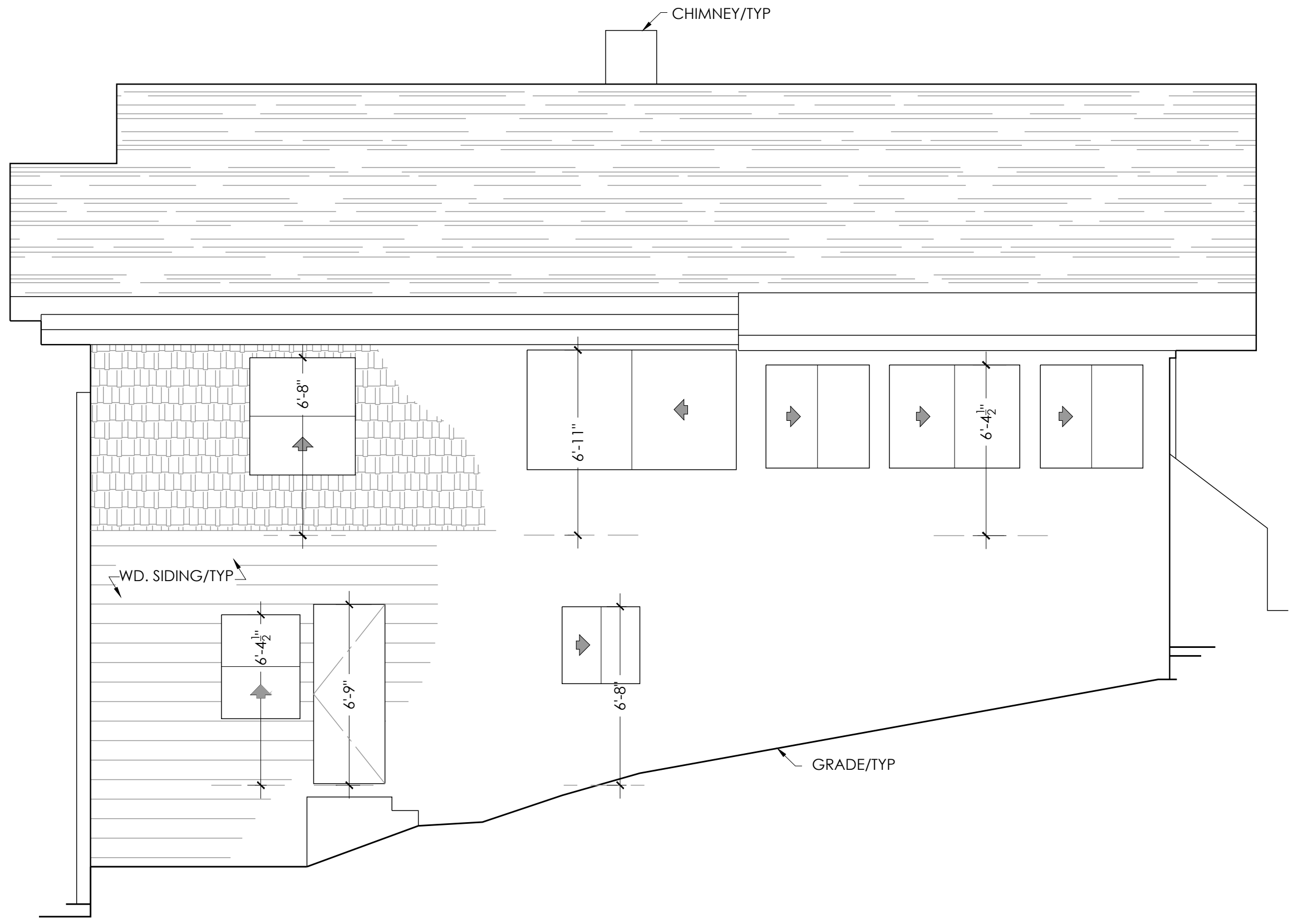
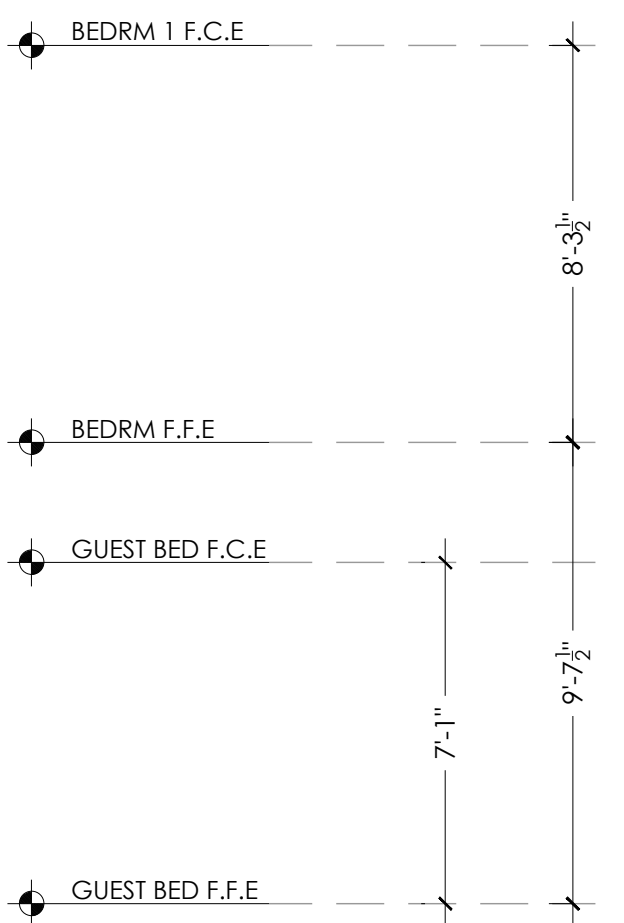
A4.2

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84'



2 PROPOSED WEST (SIDE) ELEVATION
1/4" = 1'-0"



1 EXISTING WEST (SIDE) ELEVATION
1/4" = 1'-0"

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BARRY RESIDENCE
230 WELLINGTON AVENUE, MILL VALLEY, CA 94957
APN #072-121-29



DRAFT - NOT FOR CONSTRUCTION

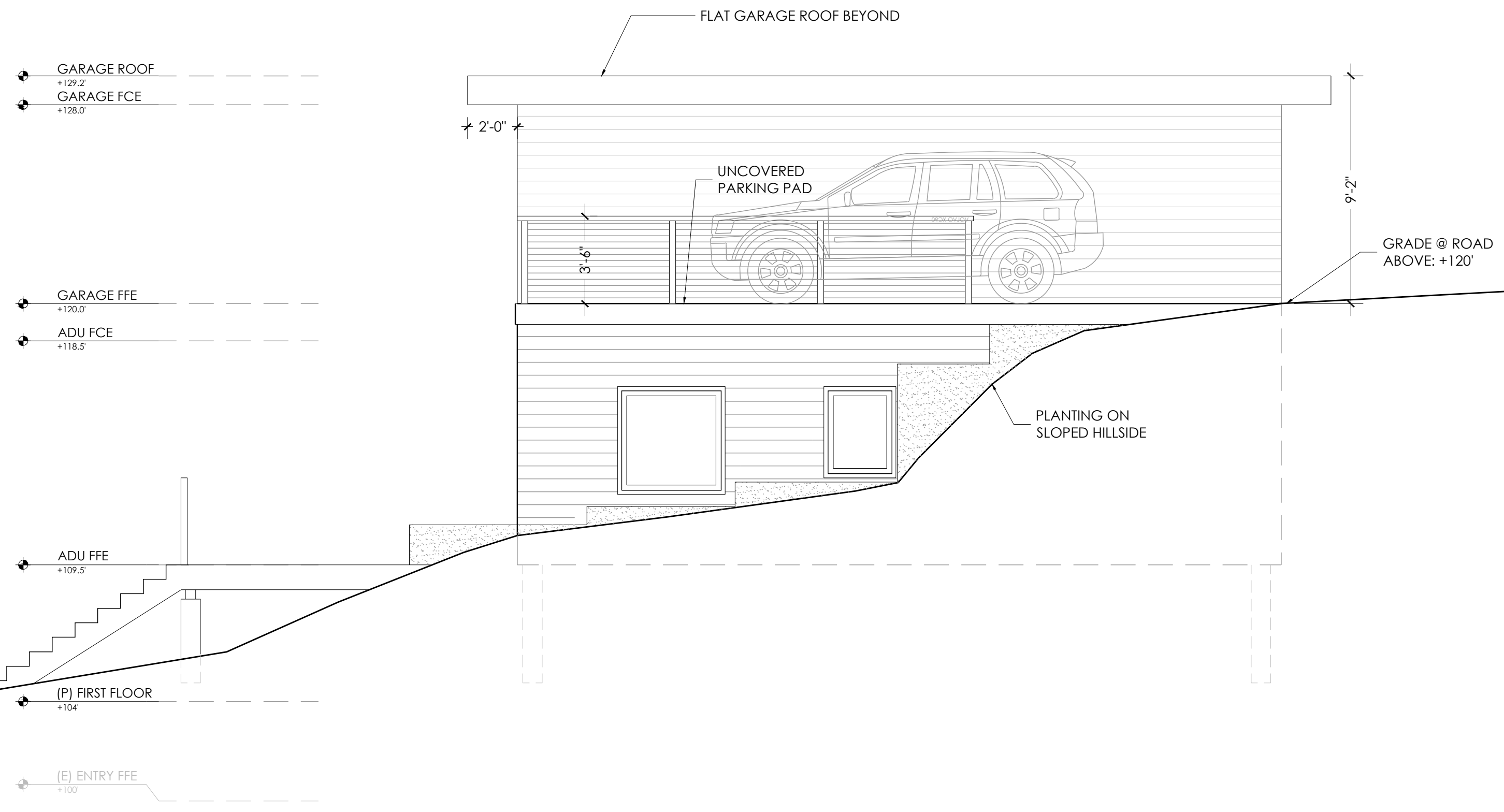
ISSUED
CONCEPTUAL:
8.5.2024

EXTERIOR ELEVATIONS

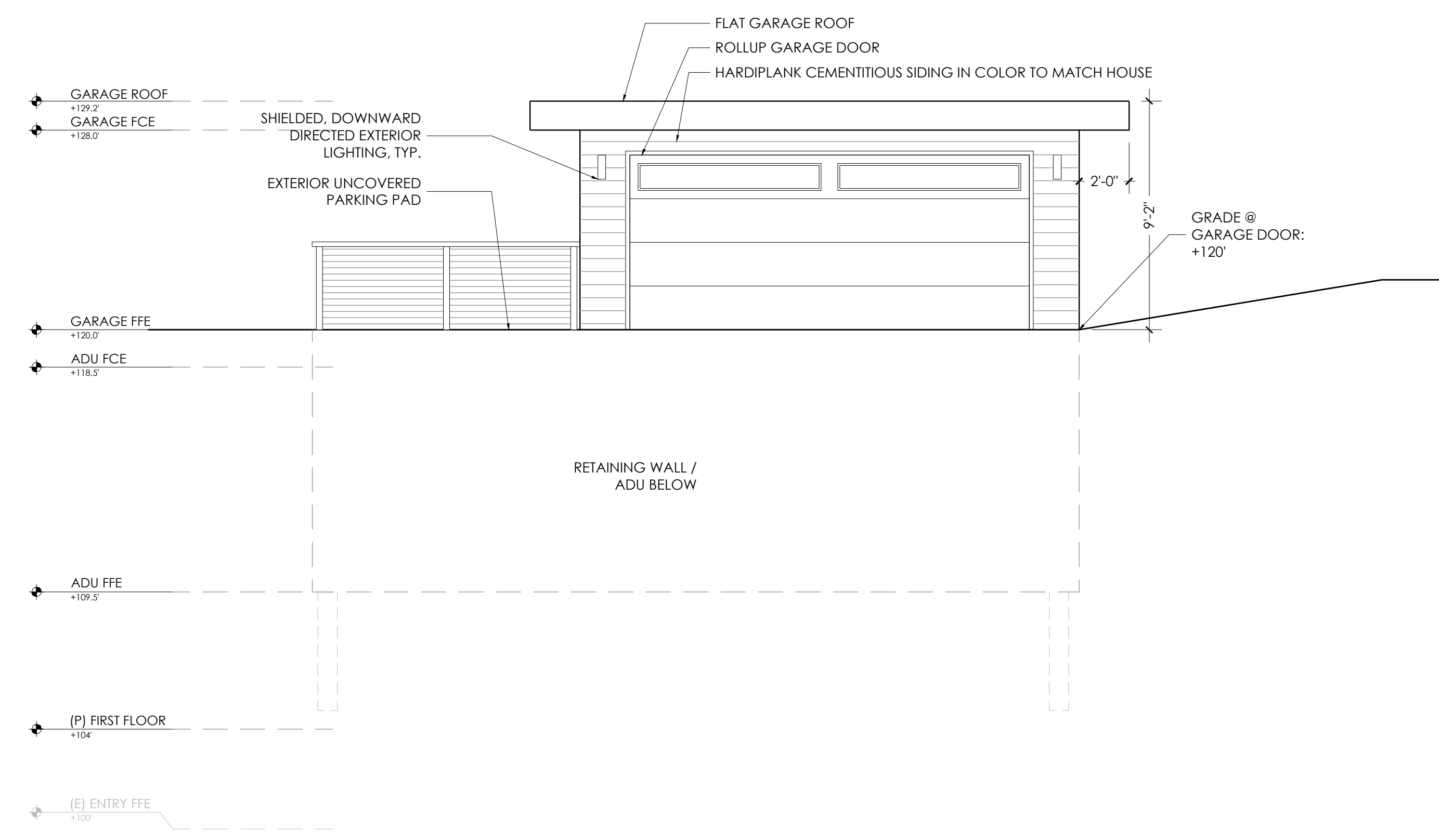
1/4" = 1'-0"

A4.3

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2 ADU SOUTH (SIDE) ELEVATION
1/4" = 1'-0"



3 ADU EAST (FRONT) ELEVATION
1/4" = 1'-0"



1 ADU WEST (REAR) ELEVATION
1/4" = 1'-0"

BROOKS MCDONALD ARCHITECTURE
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BARRY RESIDENCE
230 WELLINGTON AVENUE, MILL VALLEY, CA 94543
APN #072-121-29



DRAFT - NOT FOR CONSTRUCTION

ISSUED
CONCEPTUAL:
8.5.2024

EXTERIOR ELEVATIONS

1/4" = 1'-0"

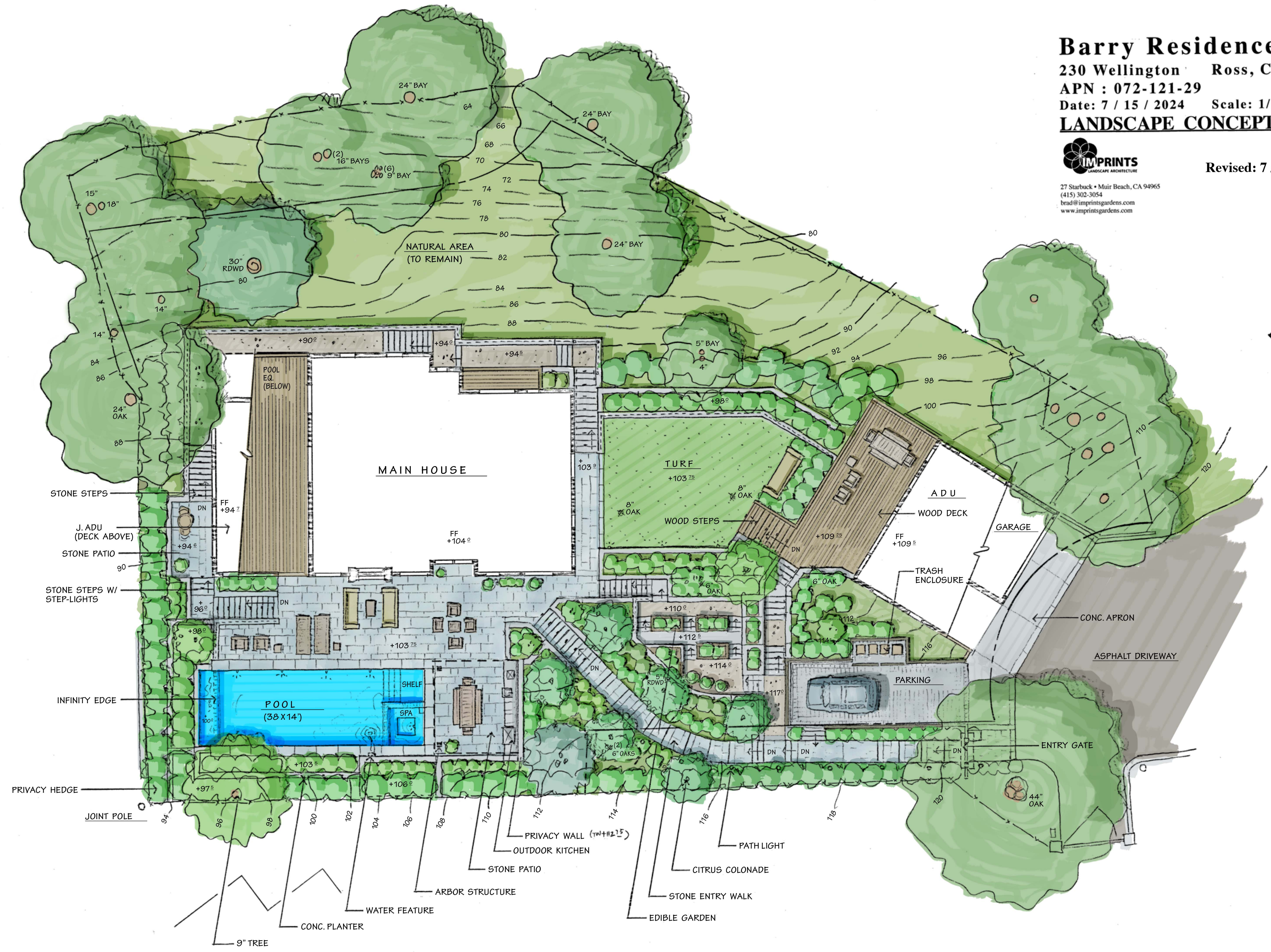
A4.3

Barry Residence

230 Wellington Ross, CA.
 APN : 072-121-29
 Date: 7 / 15 / 2024 Scale: 1/8"=1'-0"
LANDSCAPE CONCEPT PLAN

IMPRINTS
 LANDSCAPE ARCHITECTURE
 27 Starbuck • Muir Beach, CA 94965
 (415) 302-3054
 brad@imprintsgardens.com
 www.imprintsgardens.com

Revised: 7 / 24 / 2024



NOTES:

- CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.
- NO TITLE REPORT WAS FURNISHED IN THE COURSE OF THIS SURVEY, THEREFORE ONLY EASEMENTS SHOWN ON THE MAP REFERENCED IN THE LEGAL DESCRIPTION HAVE BEEN PLOTTED.
- BASIS OF ELEVATION: ELEVATIONS SHOWN ARE ON AN ASSUMED DATUM. MAIN FINISH FLOOR AT THE LOCATION SHOWN, ELEVATION = 100.00 FEET
- 2' CONTOUR INTERVAL.

LEGAL DESCRIPTION:

LOTS 5 AND 6 IN BLOCK 14, AS DEPICTED ON THAT CERTAIN MAP ENTITLED, "AMENDED MAP OF WINSHIP PARK, ROSS VALLEY, MARIN CO., CAL.", FILED MARCH 7, 1916 IN BOOK 4 OF MAPS AT PAGE 95, MARIN COUNTY RECORDS.

ASSESSOR PARCEL NUMBER:

072-121-29

SURVEYOR'S STATEMENT:

THIS MAP CORRECTLY REPRESENTS A TOPOGRAPHIC AND BOUNDARY SURVEY MADE BY ME OR UNDER MY DIRECTION AT THE REQUEST OF:

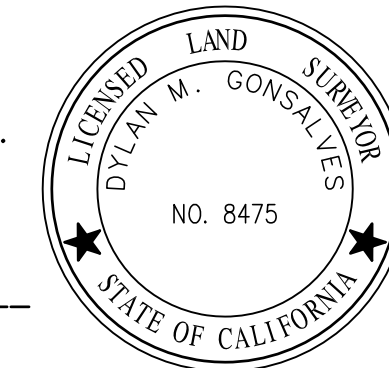
PIERS BARRY IN: OCTOBER 2022

I HEREBY STATE THAT THE TOPOGRAPHY AND BOUNDARIES SHOWN ON THIS MAP IS BASED UPON A SURVEY MADE BY ME, DYLAN M. GONSALVES, PLS 8475

ON DECEMBER 2, 2022

I FURTHER STATE THAT TO THE BEST OF MY KNOWLEDGE ALL PROVISIONS OF APPLICABLE LOCAL ORDINANCES HAVE BEEN COMPLIED WITH.

Dylan Gonsalves
DYLAN M. GONSALVES DATE 2-29-2022

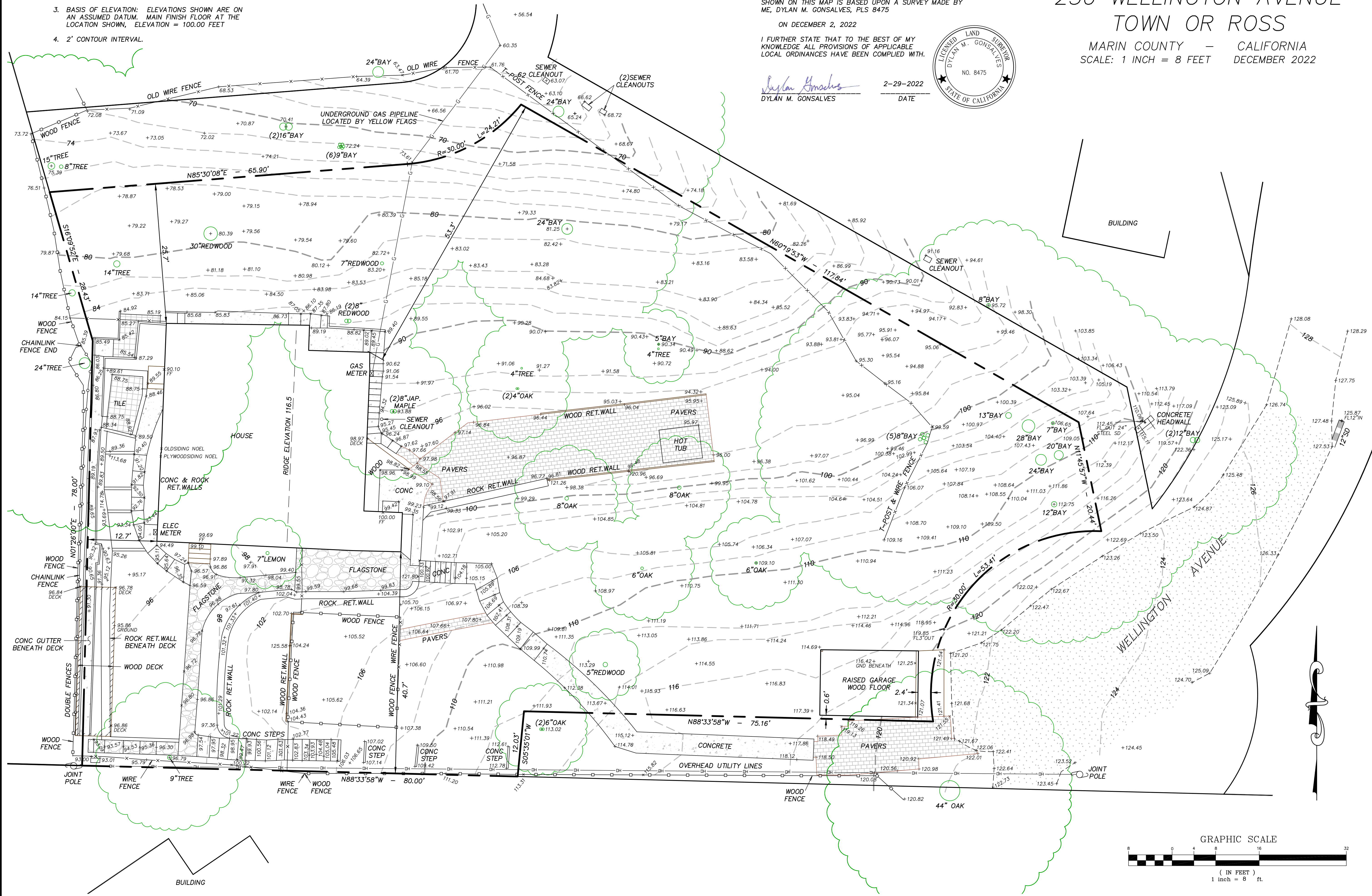


TOPOGRAPHIC AND BOUNDARY SURVEY

230 WELLINGTON AVENUE

TOWN OF ROSS

MARIN COUNTY - CALIFORNIA
SCALE: 1 INCH = 8 FEET DECEMBER 2022



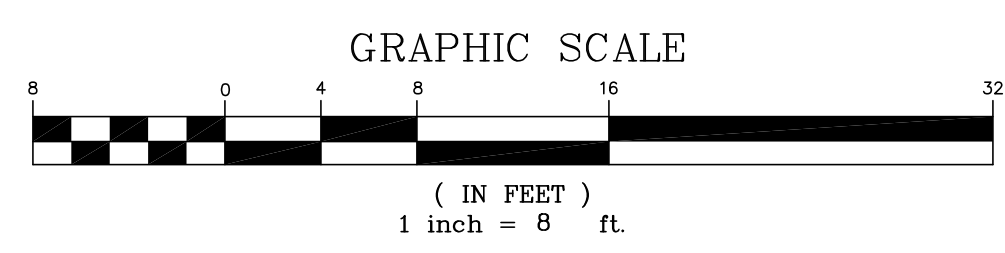
DMG ENGINEERING, INC.
30 OAKVUE COURT
PLEASANT HILL, CA 94523
PHONE: (925) 787-0463
FAX: (925) 287-8503

DMG ENGINEERING, INC.
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NO.	DATE	DESCRIPTION	BY
1	2/29/24	CORRECTED SPOT ELEV DATUM	AWPM

TOPOGRAPHIC AND BOUNDARY SURVEY
230 WELLINGTON AVENUE
TOWN OF ROSS - CALIFORNIA
SCALE: 1 INCH = 8 FEET DECEMBER 2022

SHEET 1
OF 1 SHEET(S)
ORIG.DWG: 12-15-2022
REV.DWG: 2-29-2024
JOB: 22-117



E:\Land Projects\2006\22117BARRY.dwg\230-WELLINGTON-2-29-2024.dwg 2/29/2024 11:56:35 AM PST

Town of Ross

Re: 230 Wellington
Letter of support

Date: 8/2/24

Dear Ross Planning Staff, ADR Members and Town Council Members,

We reviewed the project drawings for the proposed project located at 230 Wellington in Ross, which show a new 3 bedroom house, detached ADU with garage above and pool.

Based on our review, we would like to express our support of the project as designed we believe it will enhance the neighborhood and provide much needed improvements to this property.

In particular we feel that the massing of the proposed house is appropriate for the site and does not block any views as it is proposed down-slope from the road. The proposed garage and extra off-street parking areas will alleviate the parking congestion at the end of Wellington, which will also make the neighborhood safer for fire access. The location of the pool and patios preserve privacy with neighbors and the proposed landscaping will be a huge enhancement to this property. We also appreciate the addition of an ADU to assist the Town of Ross with its requirement to add housing.

Sincerely,

Zach Schermer & Ashley Webb

Owner of neighboring property at 220 Wellington Ave.

Town of Ross

Re: 230 Wellington
Letter of support

Date: _____

Dear Ross Planning Staff, ADR Members and Town Council Members,

We reviewed the project drawings for the proposed project located at 230 Wellington in Ross, which show a new 3 bedroom house, detached ADU with garage above and pool.

Based on our review, we would like to express our support of the project as designed we believe it will enhance the neighborhood and provide much needed improvements to this property.

In particular we feel that the massing of the proposed house is appropriate for the site and does not block any views as it is proposed down-slope from the road. The proposed garage and extra off-street parking areas will alleviate the parking congestion at the end of Wellington, which will also make the neighborhood safer for fire access. The location of the pool and patios preserve privacy with neighbors and the proposed landscaping will be a huge enhancement to this property. We also appreciate the addition of an ADU to assist the Town of Ross with its requirement to add housing.

Sincerely,

Owner of neighboring property at

225 Wellington Ave
Ross, Ca 94957

Peter Baum
for Peter Baum

Town of Ross

Re: 230 Wellington
Letter of support

Date: 8/1/24

Dear Ross Planning Staff, ADR Members and Town Council Members,

We reviewed the project drawings for the proposed project located at 230 Wellington in Ross, which show a new 3 bedroom house, detached ADU with garage above and pool.

Based on our review, we would like to express our support of the project as designed we believe it will enhance the neighborhood and provide much needed improvements to this property.

In particular we feel that the massing of the proposed house is appropriate for the site and does not block any views as it is proposed down-slope from the road. The proposed garage and extra off-street parking areas will alleviate the parking congestion at the end of Wellington, which will also make the neighborhood safer for fire access. The location of the pool and patios preserve privacy with neighbors and the proposed landscaping will be a huge enhancement to this property. We also appreciate the addition of an ADU to assist the Town of Ross with its requirement to add housing.

Sincerely, *Carla Buchanan*

Owner of neighboring property at 210 Wellington Ave
Ross, CA. 94957

Town of Ross

Re: 230 Wellington
Letter of support

Date: 7/26/24

Dear Ross Planning Staff, ADR Members and Town Council Members,

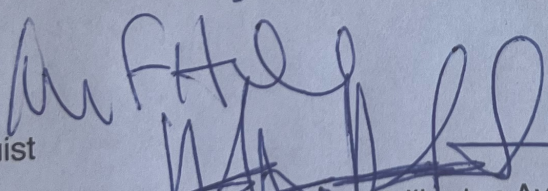

We reviewed the project drawings for the proposed project located at 230 Wellington in Ross, which show a new 3 bedroom house, detached ADU with garage above and pool.

Based on our review, we would like to express our support of the project as designed we believe it will enhance the neighborhood and provide much needed improvements to this property.

In particular we feel that the massing of the proposed house is appropriate for the site and does not block any views as it is proposed down-slope from the road. The proposed garage and extra off-street parking areas will alleviate the parking congestion at the end of Wellington, which will also make the neighborhood safer for fire access. The location of the pool and patios preserve privacy with neighbors and the proposed landscaping will be a huge enhancement to this property. We also appreciate the addition of an ADU to assist the Town of Ross with its requirement to add housing.

Sincerely,

Alan Hill
Holly Holmquist



Owner of neighboring property at 200 Wellington Avenue, Ross, CA 94957

From: Barry Family barryfamross@gmail.com
Subject: Fwd: 230 Wellington Letter of Support from 21 Loma Linda Avenue
Date: August 5, 2024 at 7:35 PM
To: Brooks McDonald brooks@brooksmcdarchitecture.com
Cc: Piers Barry piersbarry@gmail.com



Begin forwarded message:

From: Scott Golden <scottgolden.ca@gmail.com>
Date: August 5, 2024 at 7:33:07 PM PDT
To: Barryfamross@gmail.com
Cc: Benjamin Kozub <benkozub@yahoo.com>
Subject: 230 Wellington Letter of Support from 21 Loma Linda Avenue

August 5th, 2024

Dear Barry Family and Ross Planning Staff, ADR Members and Town Council Members,

My husband, Ben and I, reviewed the project drawings for the proposed project located at 230 Wellington in Ross, which show a new 3 bedroom house, detached ADU with garage above and pool.

Based on our review, we are fully supportive of the project as designed and think it will beautify the neighborhood and provide much needed improvements to this property.

The proposed house seems fully appropriate for the site and does not block any views as it is proposed down-slope from the road.

The proposed garage and extra off-street parking areas will help reduce the parking congestion at the end of Wellington, which will also make the neighborhood safer for fire access. The location of the pool and patios maintain privacy with neighbors and the proposed landscaping will be a huge enhancement to this property which we will also enjoy from our house. We also appreciate the addition of an ADU to assist the Town of Ross and California as a whole with the need to add housing.

Sincerely,

Scott Golden and Benjamin Kozub
Owner of neighboring property at 21 Loma Linda Avenue, Ross, CA 94957
7072925765

Sent from my iPhone

Town of Ross

Re: 230 Wellington
Letter of support

Date: August 1, 2024

Dear Ross Planning Staff, ADR Members and Town Council Members,

We reviewed the project drawings for the proposed project located at 230 Wellington in Ross, which show a new 3 bedroom house, detached ADU with garage above and pool.

Based on our review, we would like to express our support of the project as designed we believe it will enhance the neighborhood and provide much needed improvements to this property.

In particular we feel that the massing of the proposed house is appropriate for the site and does not block any views as it is proposed down-slope from the road. The proposed garage and extra off-street parking areas will alleviate the parking congestion at the end of Wellington, which will also make the neighborhood safer for fire access. The location of the pool and patios preserve privacy with neighbors and the proposed landscaping will be a significant enhancement to this property. We also appreciate the addition of an ADU to assist the Town of Ross with its requirement to add housing.

Sincerely,



Michael + Justine Lloyd

Owner of neighboring property at

54, Wellington Ave