

December 16, 2025

Town of Tiburon  
Planning Department  
1505 Tiburon Boulevard  
Tiburon, CA 94920

**Re: Floor Area Exception Findings - 1693 Mar West Street, Tiburon**

Dear Planning Staff,

We respectfully submit this written statement in support of a Floor Area Exception (FAE) request for the proposed residential project at 1693 Mar West Street. While the project exceeds the Town's established floor area guidelines, it meets the required findings for staff-level approval, as outlined below.

**1. Compatibility with the Predominant Pattern of the Surrounding Neighborhood**

The applicant has demonstrated that the visual size and scale of the proposed porch enclosure is compatible with the predominant development pattern of the surrounding neighborhood. The proposed structure has been carefully designed to reflect the established character of nearby homes in terms of massing, height, roof forms, and architectural articulation.

The building envelope is consistent with adjacent residences. When viewed from public vantage points and neighboring properties, the proposed porch enclosure will read as comparable in scale to nearby homes that have been developed under similar conditions. Design drawings and supporting photographs of surrounding residences are provided to further illustrate this compatibility.

**2. Compatibility with the Physical Characteristics of the Site**

We have also demonstrated that the proposed structure is compatible with the physical characteristics of the site. As you will see from the rendering, the enclosed porch with "look as if it has always been there" with consistent windows and shingles matching the current home exactly.

The project encloses an existing porch and stays within the existing footprint of the current home. By enclosing the porch, we allow the home to function efficiently while respecting the site's natural characteristics and environmental features.

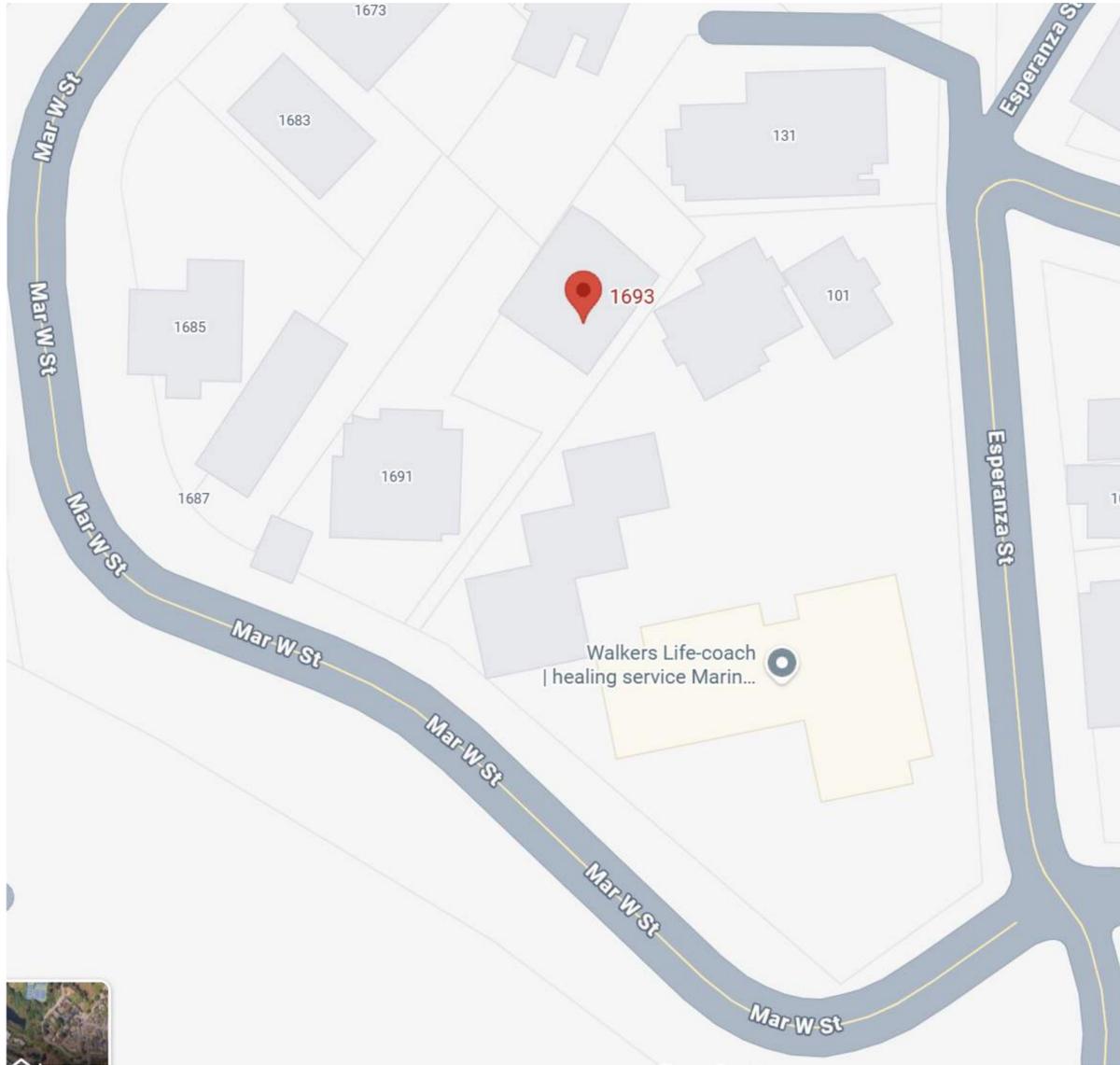
## **Conclusion**

For the reasons outlined above, the proposed project satisfies the required findings for a Floor Area Exception. The visual size and scale are compatible with the surrounding neighborhood, and the design responds appropriately to the physical characteristics of the site. Additional supporting materials, including photographs and design drawings, are included to further substantiate these findings.

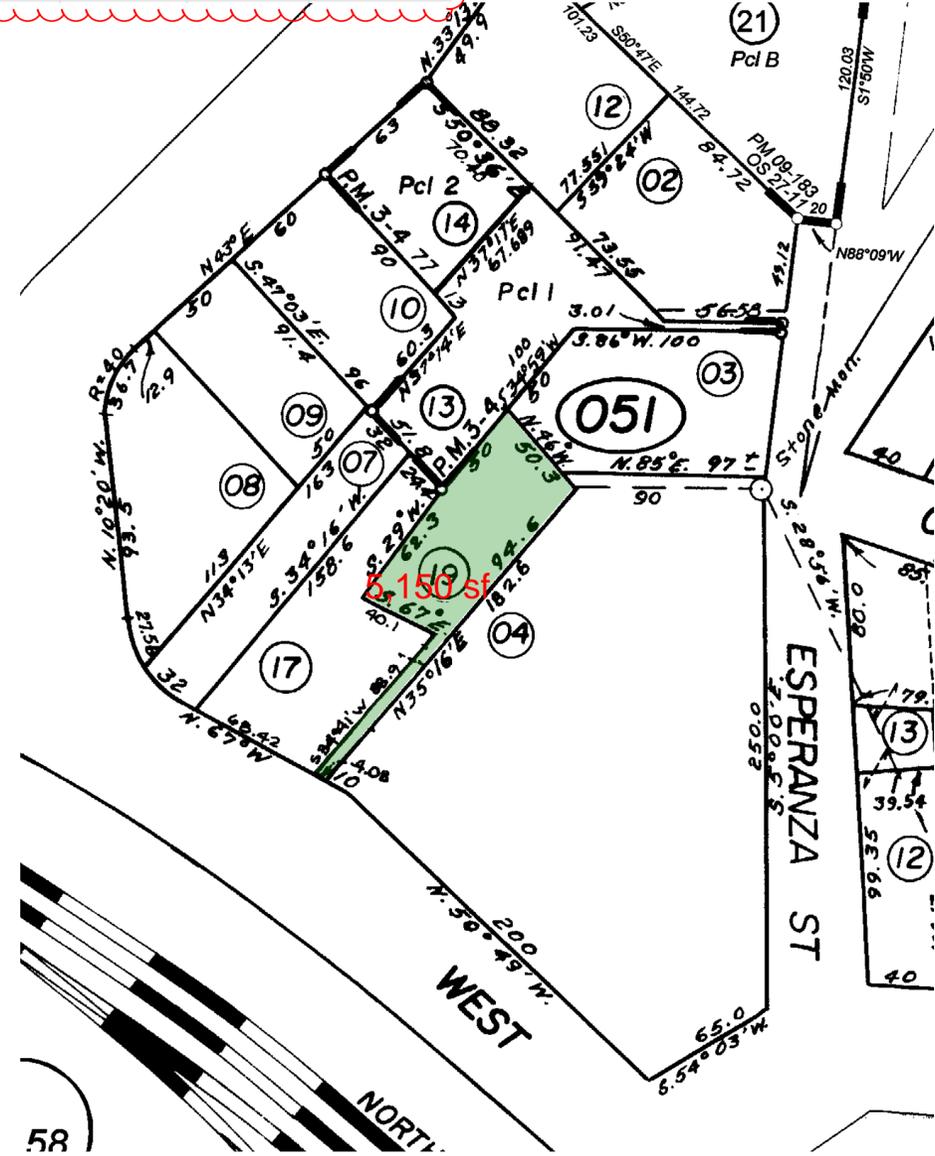
We appreciate the Planning Department's consideration of this request and are available to provide any additional information as needed.

Sincerely,

Matthew and DeAnn Biss, Owners  
1693 Mar West Street  
Tiburon, CA 94920  
310-906-9834  
[deannbiss@gmail.com](mailto:deannbiss@gmail.com)



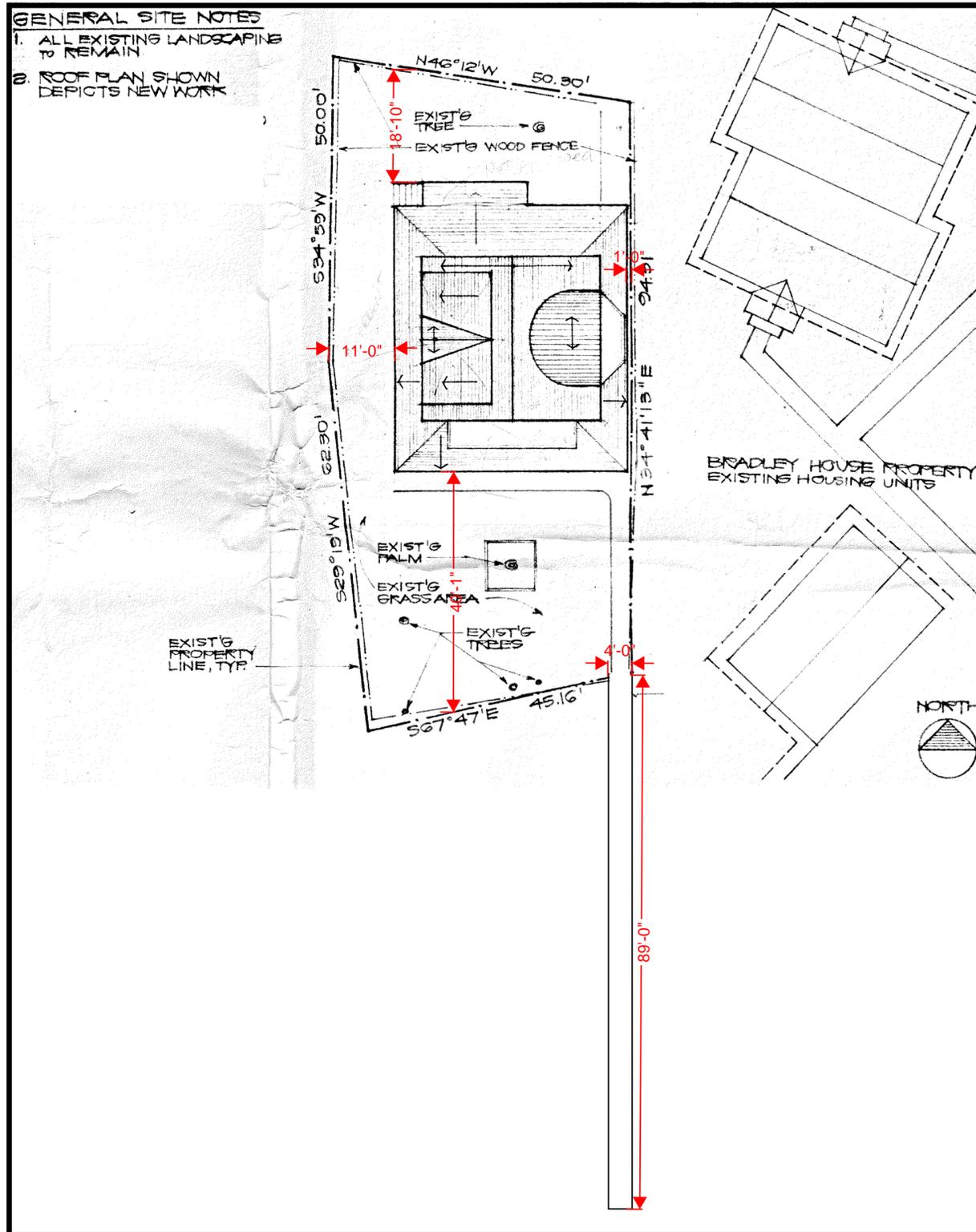
Lot size	5,150 SF		
Zone	R-2		
	Allowed	Existing	Proposed
Floor Area	1,803 SF	2,382 SF	2,444 SF
Lot Coverage	1,803 SF	1,746 SF	1,777 SF



**BISS RESIDENCE**  
 1693 Mar West St, Tiburon CA

Date:  
 12.4.25

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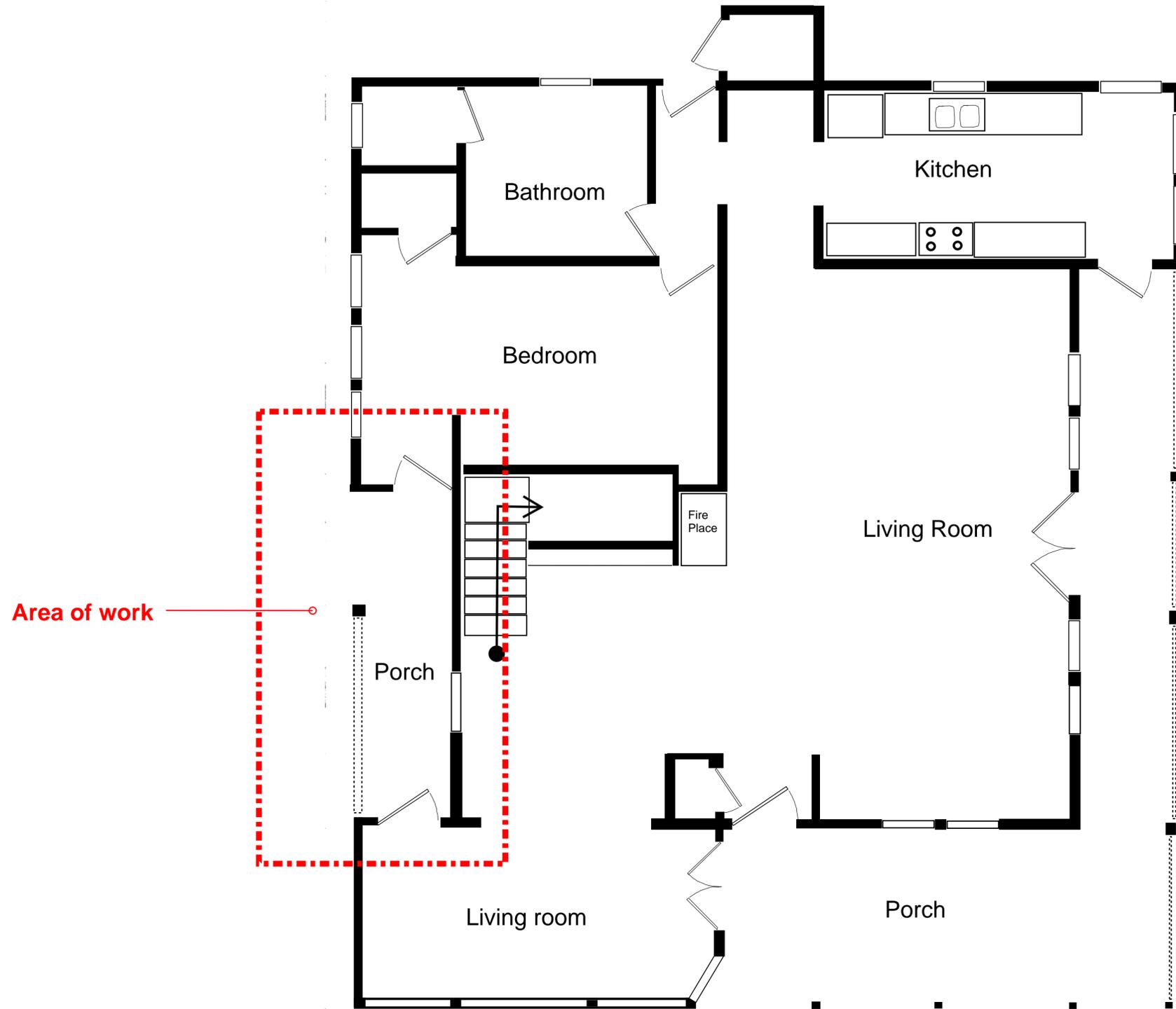


Site Map



Scale 1/16" = 1'-0"

Date:  
 12.4.25

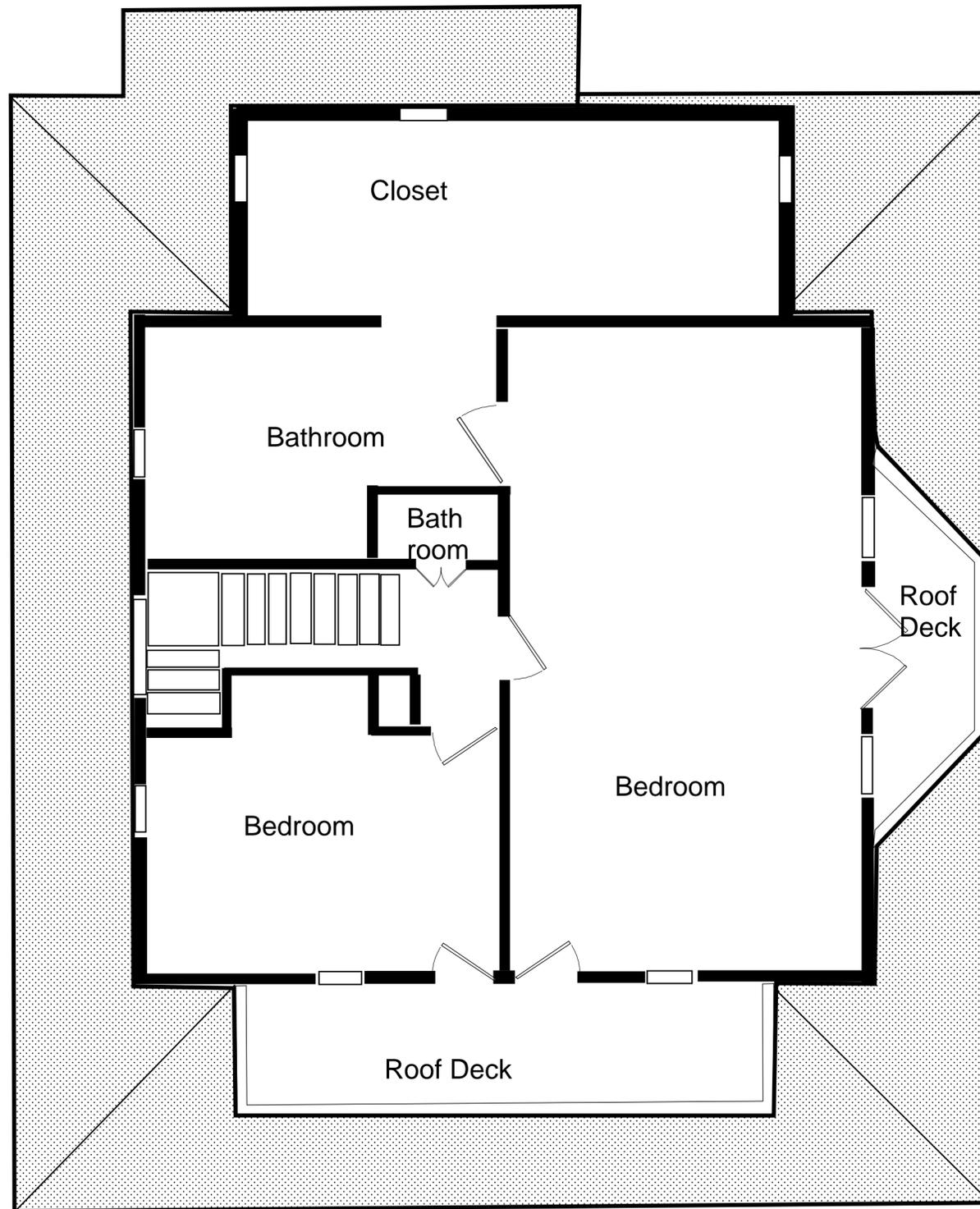


Existing First Floor Plan



Scale 1/4" = 1'-0"

Date:  
12.4.25



Existing Second Floor Plan



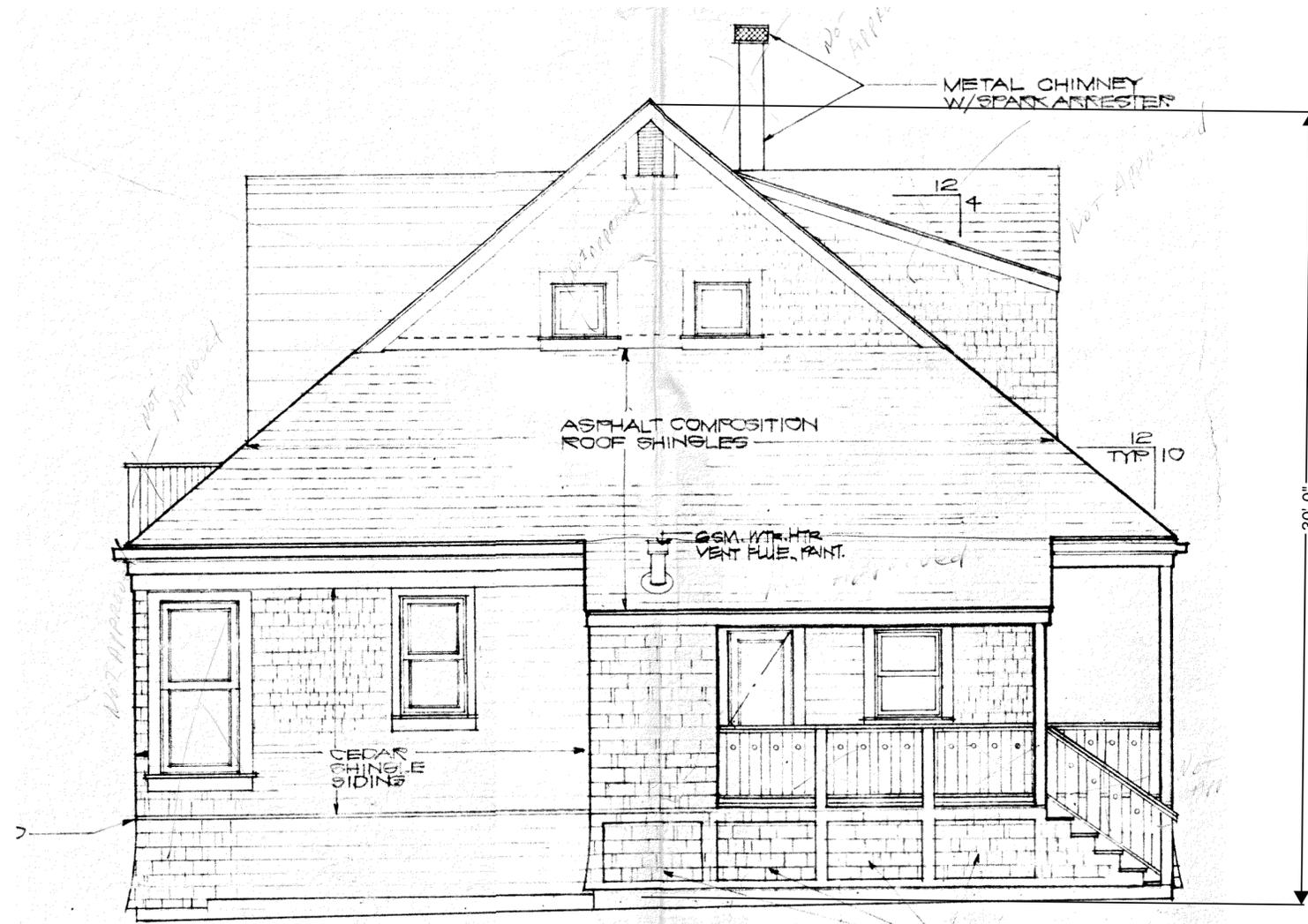
Scale 1/4" = 1'-0"

Date:  
12.4.25

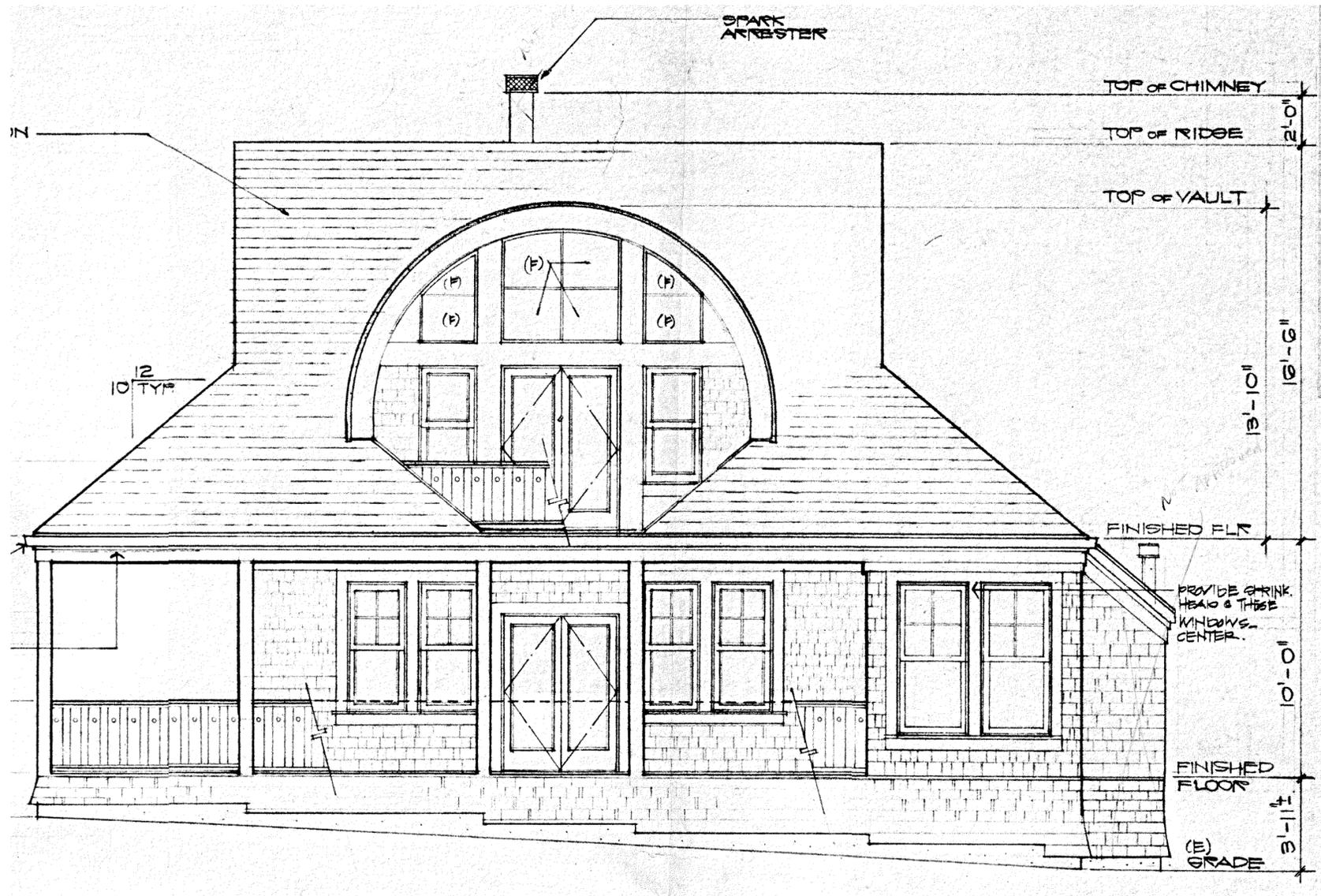


Existing South Elevation

Scale 1/4" = 1'-0"



Existing North Elevation



Existing East Elevation

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 12.4.25

Scale 1/4" = 1'-0"

A-7



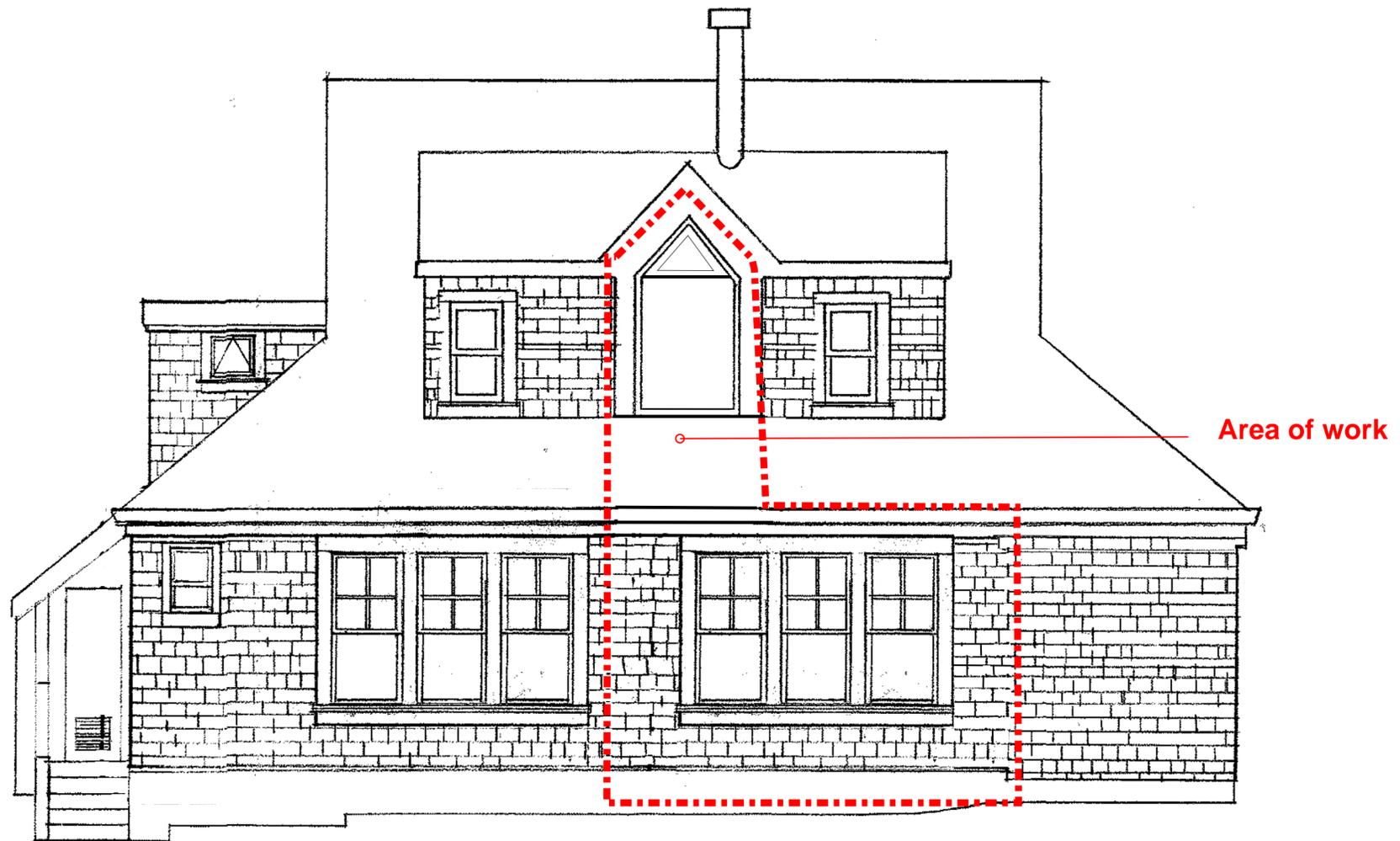
Existing West Elevation

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1693 Mar West St, Tiburon CA

Date:  
12.4.25

Scale 1/4" = 1'-0"

A-8



Proposed West Elevation

Scale 1/4" = 1'-0"



Existing Elevation - West

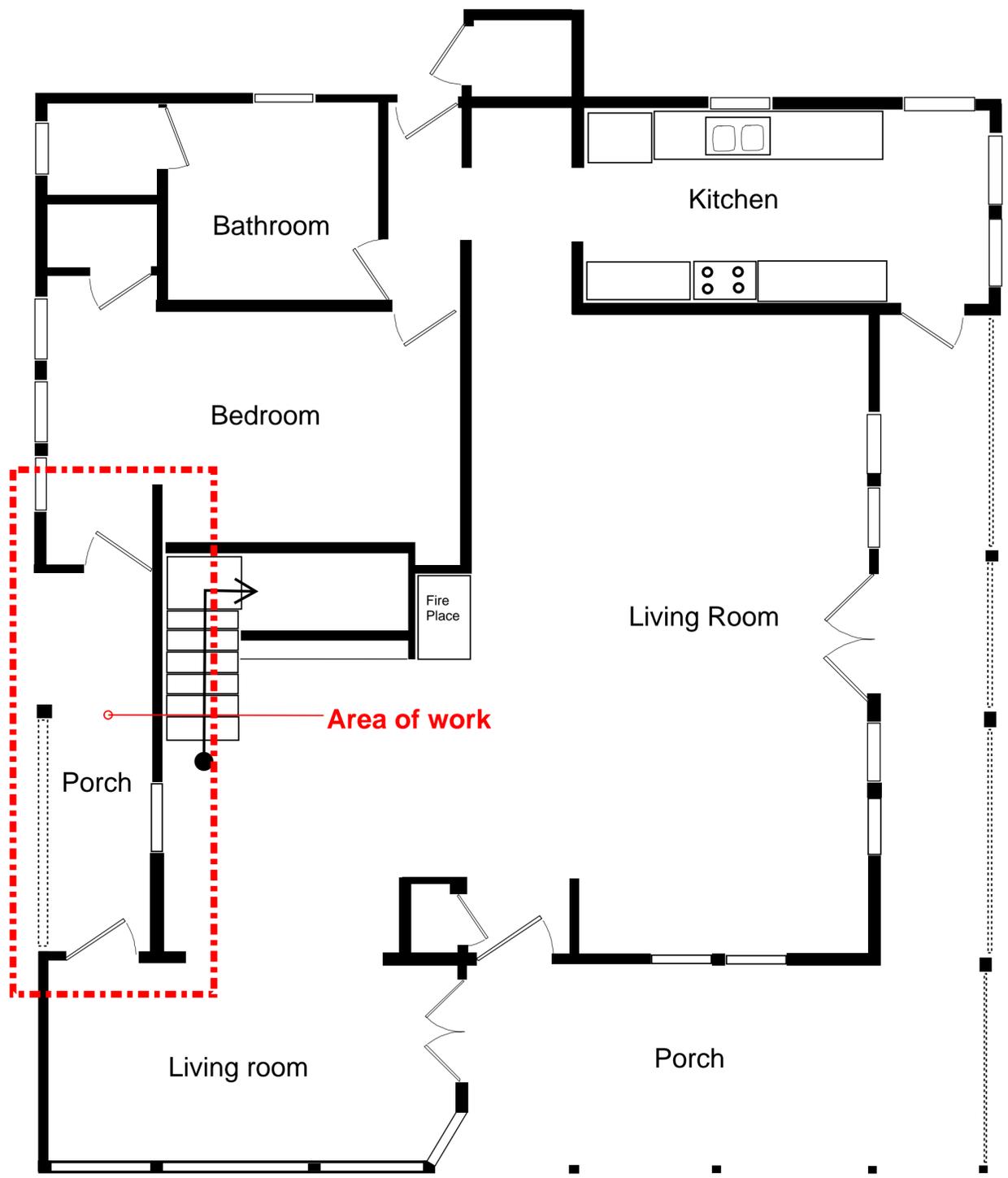


Proposed Elevation - West

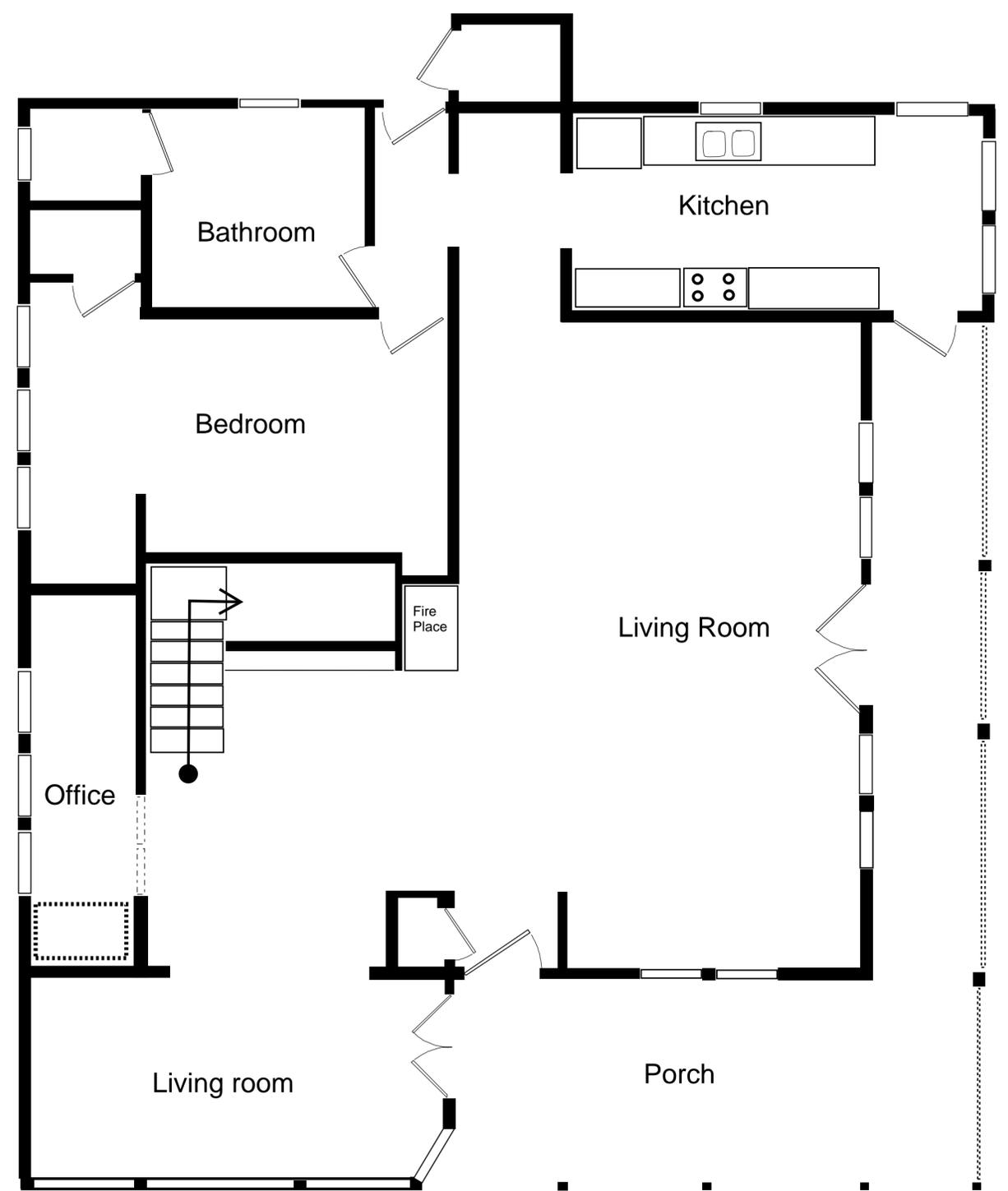
**BISS RESIDENCE**  
1693 Mar West St, Tiburon CA

Date:  
12.4.25

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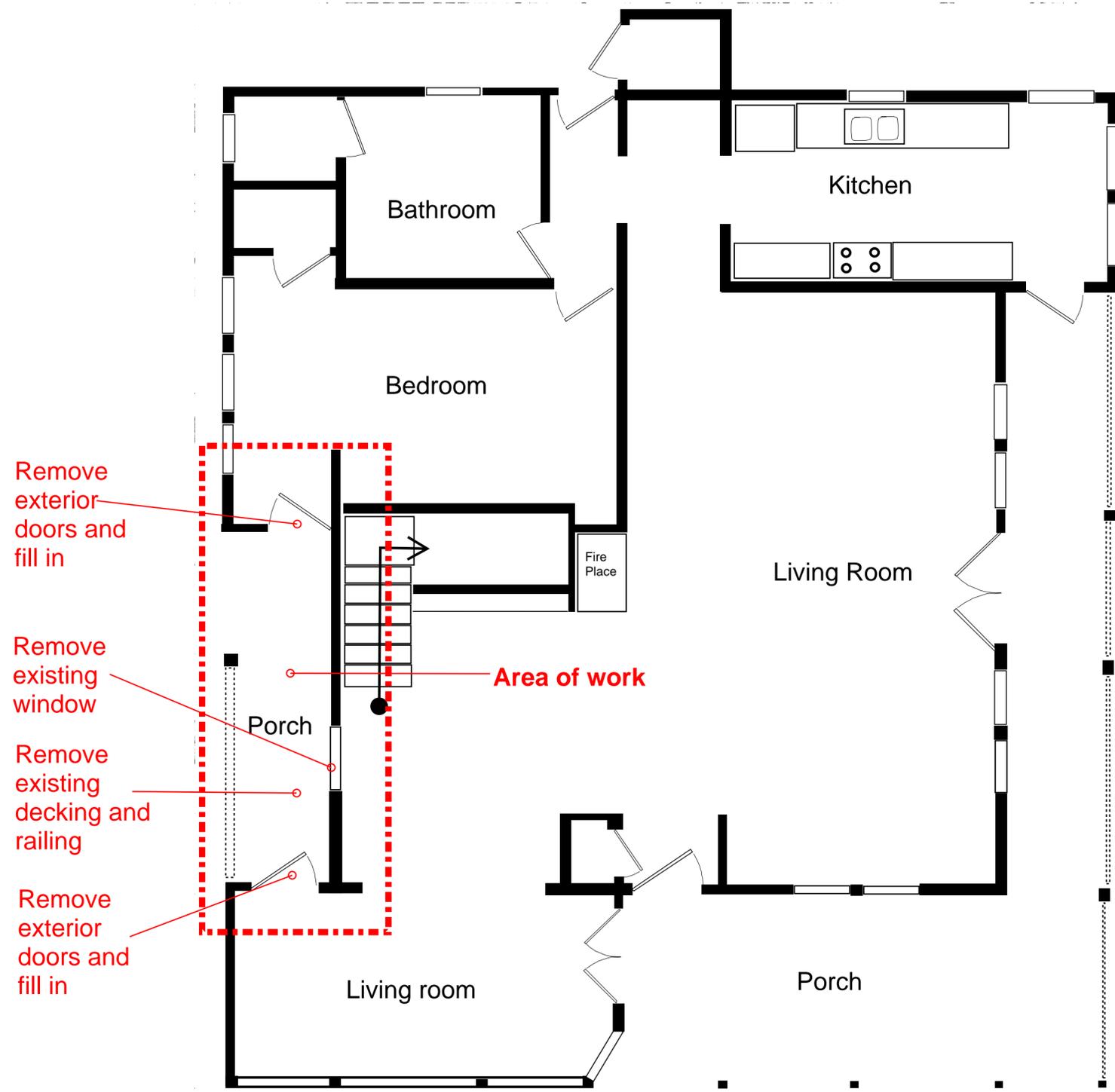
Existing First Floor Plan



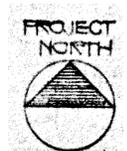
Proposed First Floor Plan



Scale 1/4" = 1'-0"

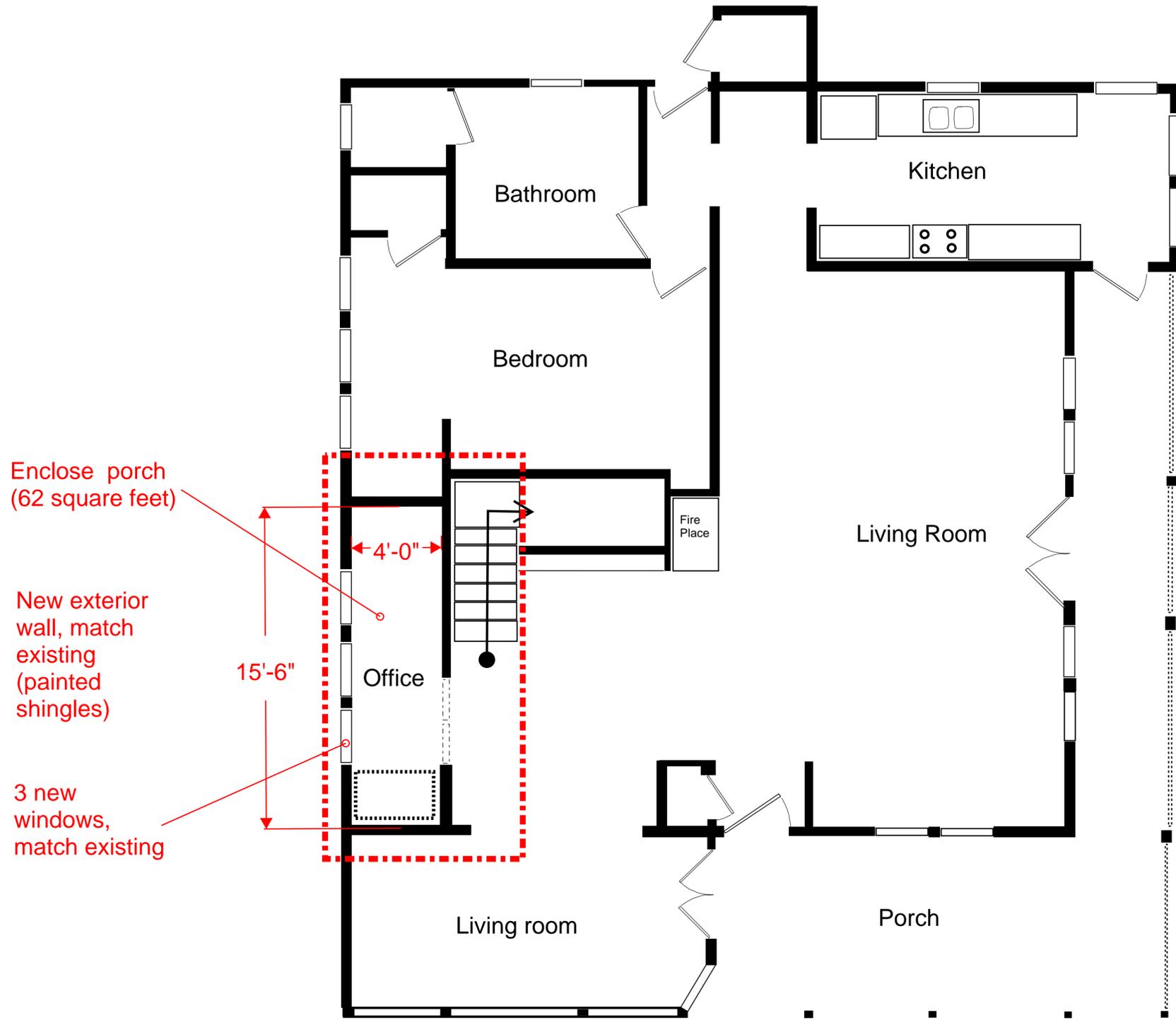


Existing First Floor Plan



Scale 1/4" = 1'-0"

Date:  
12.4.25

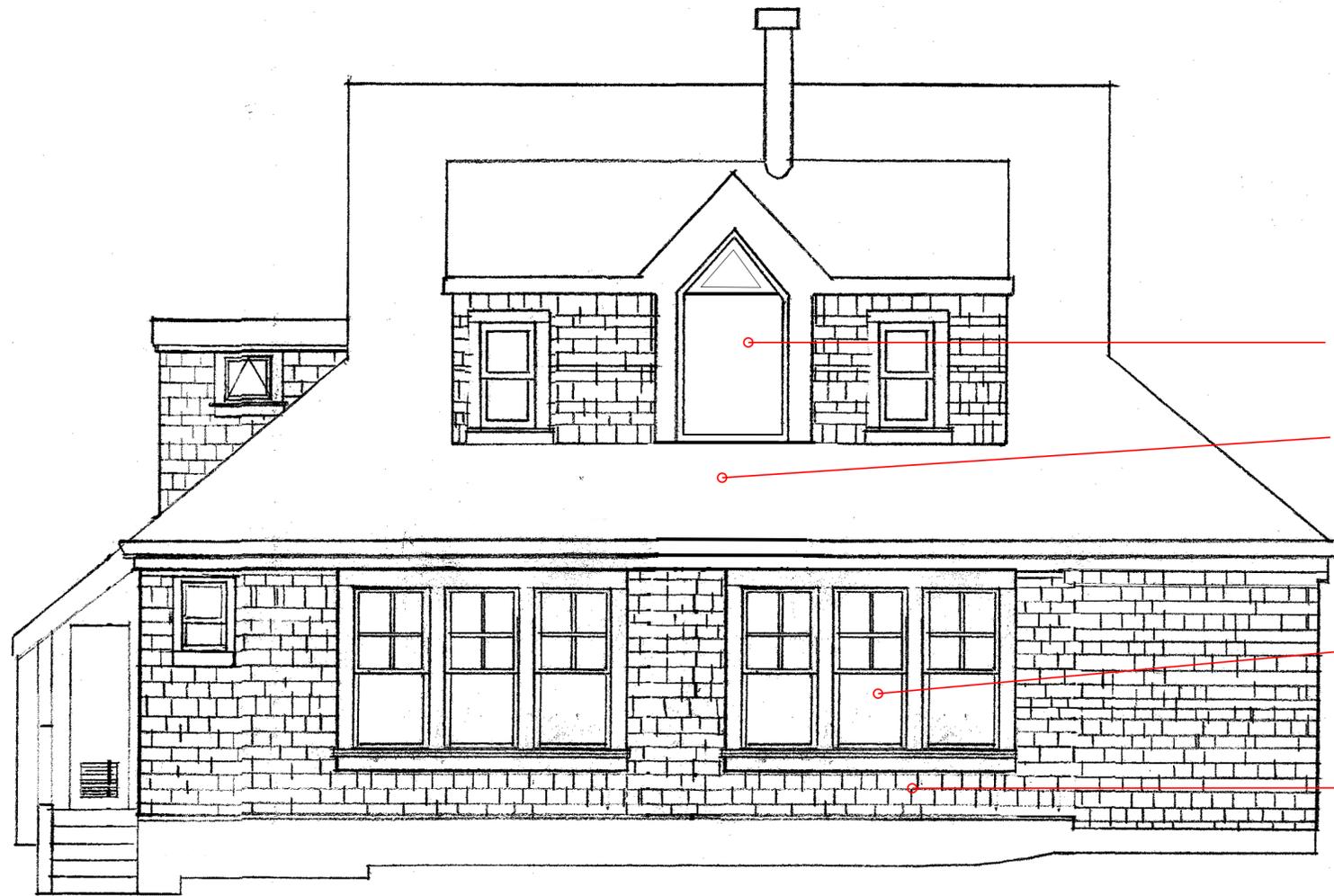


Proposed First Floor Plan



Scale 1/4" = 1'-0"

Date:  
12.4.25



Window (match existing)

Fill in roof line (match existing elevation)

3 new double hung windows (match existing)

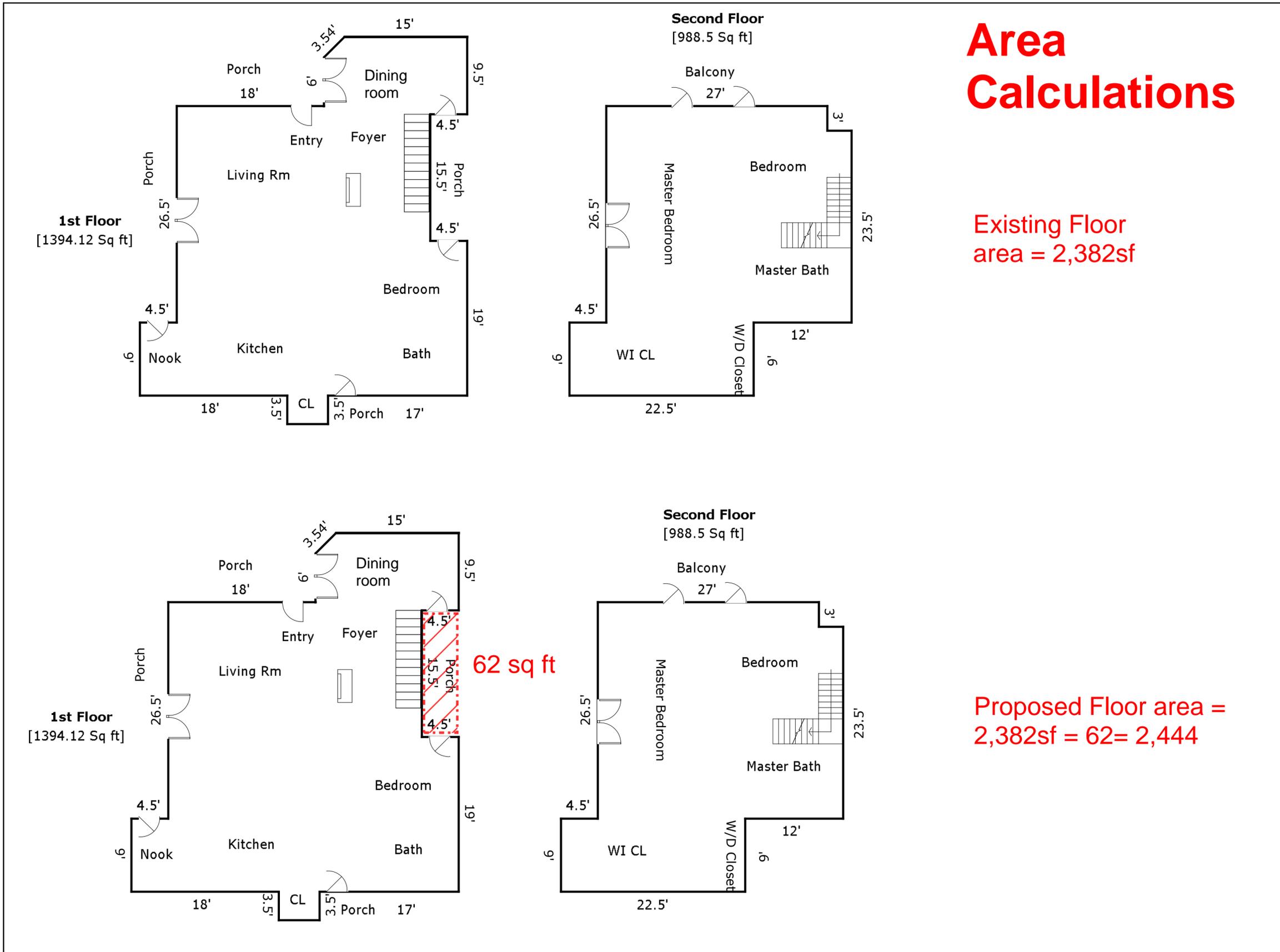
New shingles (match existing)

**Proposed Elevation**

# Area Calculations

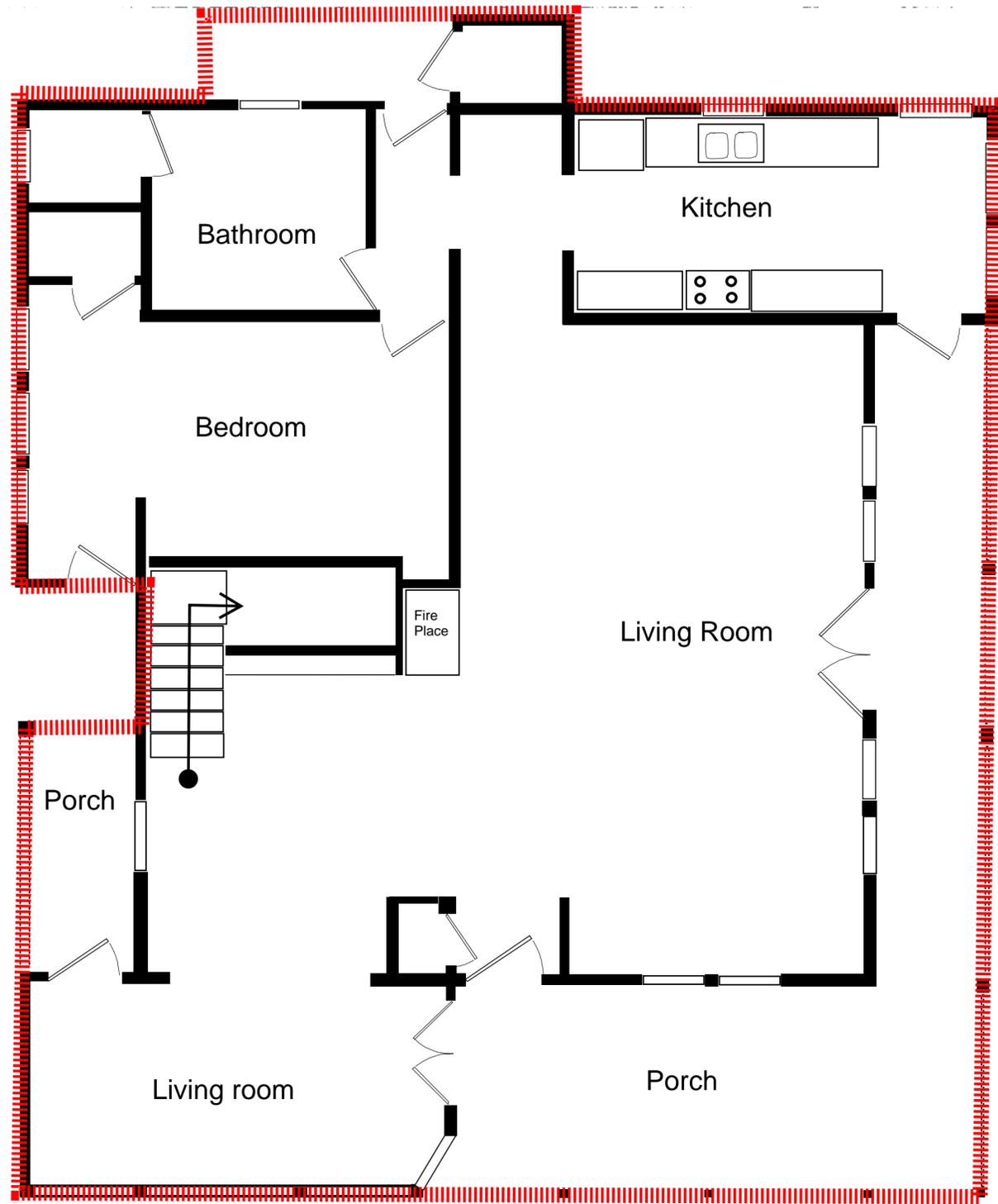
Existing Floor area = 2,382sf

Proposed Floor area = 2,382sf + 62 = 2,444



Not to Scale

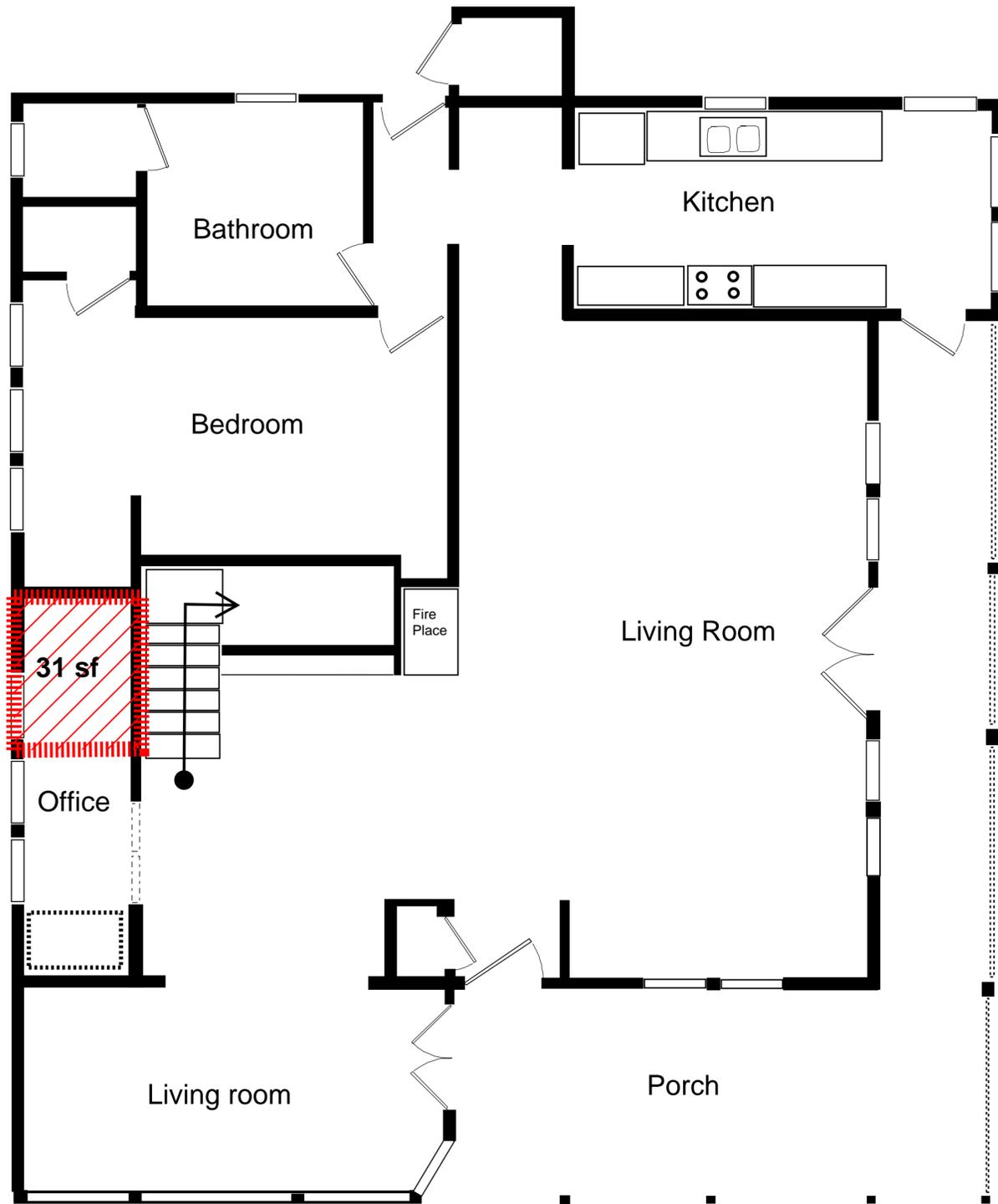
Date:  
 12.4.25



Existing Lot coverage = 1,746sf

\*existing covered porch included in above lot coverage

## Lot Coverage Calculations



Proposed additional Lot coverage = 31 sf



Scale 1/4" = 1'-0"