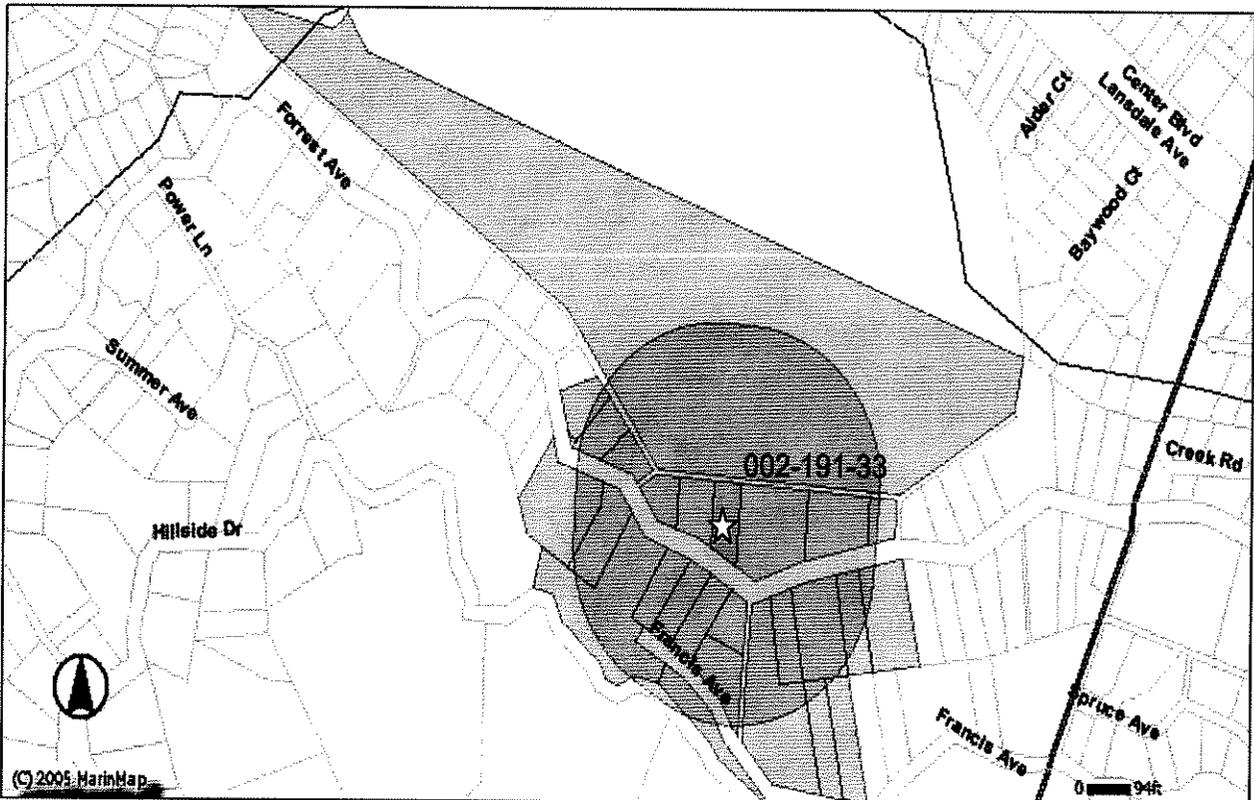


**TOWN OF FAIRFAX
STAFF REPORT
Department of Planning and Building Services**

TO: Fairfax Planning Commission
DATE: December 16, 2010
FROM: Jim Moore, Director of Planning and Building Services
LOCATION: 162 Forrest Avenue; Assessor's Parcel No. 002-191-33
PROJECT: Conversion of an accessory structure to an office and operation of a bed and breakfast establishment; Application # 10-36
ACTION: Use Permit; application # 10-36
APPLICANT: Susan McConneloug
OWNER: Susan and Michael McConneloug
CEQA STATUS: Categorically exempt, § 15303(e)



162 FORREST AVENUE

AGENDA ITEM # 1

BACKGROUND

The 8,220 square foot site slopes down from Forrest Avenue at an average rate of 30%. The 1,963 square foot, two story residence was originally constructed in 1924 prior to the Town's incorporation. Building permits were issued to expand the residence in 1971 and again in 1975. A permit was issued to expand/rebuild the garage/parking deck structure and to include a storage area underneath. The garage was rebuilt and expanded to include a storage area underneath in 1980. Sometime between 1980 and the present the storage area underneath the garage was converted into an office with a wood burning stove.

The use of the area for an office with a wood burning stove was brought to the Town's attention via a code violation complaint received on May 6, 2010. The town advised the owner that the office and wood burning stove would either have to be abated or would have to be legalized in a letter dated May 20, 2010.

The applicant submitted a letter to the Town Council asking that the penalty fee for converting the storage area to an office without permits based on the financial difficulties she and her husband are currently facing due to the economy. The Town Manager agreed to waive the penalty fee but required the owner to pay the \$925.00 Use Permit application fee.

DISCUSSION

The property is located within the Residential Single-family RS 6 Zone which restricts the use of property to a single-family dwelling on each building along with permitted accessory uses such as garages and storage structures (Town Code sections 17.080.020 and 17.080.030).

Town Code 17.084.040 lists permitted accessory structure uses and they include cabanas, greenhouses, patios, tool sheds, play houses and garages. Detached offices with half baths are not listed as a permitted accessory structure use. However, Town Code § 17.084.030(H) allows the Planning Commission to grant use permits for accessory uses not listed in the code.

The Commission has granted other use permits to allow accessory structures to be used for living space and offices and to include bathrooms as long as the structures are used by the residents of the main house and not rented out or used for home businesses that have clients/customers or employees visiting the site (Town Code § 17.008.020, Definition of Home Occupation or Profession).

The applicant's Use Permit application included a request to legalize the conversion of the storage area underneath the parking structure for a home office for a home occupation that has clients and a bookkeeper that occasionally have appointments/business meetings on the site. The owner provides fertility consulting with an average of 3 to 4 couples visiting the office each month, usually on weekday

afternoons or evenings. Occasionally a couple may meet with her on weekends. She also has a book keeper she employs who comes 2 hours each week on Wednesday mornings (Exhibit A – applicant's supplemental information).

However, since the legal notice went out for this Use Permit the staff has received written communication from two neighbors that a bed a breakfast is also being operated from the residence (Exhibit B). The Residential Single-family RS 6 Zone where the property is located does not list bed and breakfast operations as permitted uses in the residential neighborhoods. Therefore, this use also requires a Use Permit and the notice for this item did not include provisions for a bed and breakfast.

RECOMMENDATION

Move to continue this matter until the January 20, 2011 Planning Commission meeting to allow for re-noticing and further inspection of the property by staff.

ATTACHMENTS

Exhibit A – Application's supplemental information
Exhibit B – Letter from adjacent neighbors

X

PROJECT DESCRIPTION: USE PERMIT FOR EXISTING DESIGNATED STORAGE AREA TO OFFICE SPACE

GENERAL INFORMATION (if applicable):

Item	Existing	Proposed
Lot size	8478	
Size of structure(s) or commercial space (square feet)	394 sq ft	
Height and No. of stories	2	
Lot coverage	394 sq ft	
No. of dwellings units	0	
Parking ¹ No. of spaces	3	
Size of spaces	9x19x7	

Amount of proposed excavation and fill	Excavation = 0	Fill =
--	----------------	--------

Estimated cost of construction \$ 0

Lot Coverage is defined as the land area covered by all buildings and improvements with a finished height above grade and all impervious surfaces except driveways.

¹Minimum parking dimensions are 9' wide by 19' long by 7' high. Do not count parking spaces that do not meet the minimum standards.

Restrictions: Are there any deed restrictions, easements, etc. that affect the property, and, if so, what are they? EASEMENT @ FOREST AVENUE FAIRFAX RIGHT OF WAY TO ACCOMMODATE PARKING STRUCTURE

Susan McConnell
Signature of Property Owner

Susan McConnell
Signature of Applicant

Date
Planning Department staff is available by appointment between 8:30 a.m. and 12:00 noon and 1:00 p.m. and 5:00 p.m. Monday through Thursday at 142 Bolinas Road, Fairfax, CA. (415) 453-1584

space. The use of this space has been very low impact up to this time and the problem with the recent health condition of our neighbor. As an office without the use of the wood stove, on the project are over and appeal periods have lapsed. Avoid unnecessary delays to your project by maintaining the poles through out the review process.

It is truly low impact and we have and continue to have good relationships with our neighbors for the last 40 years.

S. McCorneloy
10/28/10

HRD Attachment Page 2

- Show existing and proposed on-site and off-site drainage facilities and necessary improvements on the site plan.
- Provide a signed and sealed report by a registered civil engineer specializing in soils and foundations, containing the following information:
 - site soil drainage
 - relevant watershed boundaries (hydrologic units)
 - relationship of proposed construction to drainage patterns in the vicinity, and the cumulative effects of run-off, necessary drainage improvements, on and offsite foundation adequacy, site geology, and the safety of proposed construction
- Include an erosion control plan with the grading plan, including a re-vegetation program.
- Floor plans should include finished floor elevations for all living levels including attic, basement and loft areas. If the residence has multiple floor elevations (a split level residence), finished floor elevations should be included for all rooms.
- A summary table including the following square footages; footprint, total living space, subtotals for each floor, garage, decks and any accessory buildings.
- Profiles depicting the relationships between proposed structures on the project site and structures existing on neighboring properties (i.e. neighboring homes, parking structures).
- Elevations of all proposed retaining walls including a description of construction materials.
- Report from Ross Valley Fire Authority.

Indicate in writing how the project has been designed to comply with the HRD OVERLAY ZONE DEVELOPMENT STANDARDS, Chapter 17.072 of the Fairfax Zoning Ordinance.



Use Permit Applications - Additional information required.

- A written description of the proposed use, major activities, hours of operation, number of employees on the premises during the busiest shift and when the busiest shift is expected and other information pertinent to the application. see 12a
- Floor plans must include location of any special equipment.
- Designate customer, employee and living areas.
- If different uses are included in this activity, for example storage, retail, living space, etc. Indicate square footage of each proposed use.

In order to approve your project, the Planning Commission must make findings of fact which state that the project will not have a negative impact on the general public welfare, conforms with the policies of the Town, does not create excessive physical or economic impacts on adjacent property and provides for equal treatment with similar properties in Town.

In the space below, please provide any information which you feel is relevant to these issues and which further explains your project.

This office space has been part of an improvement to our property that provides a reasonable addition of space & parking that we made 30 years ago. In my letter to the town claiming our inability to pay the original fine that was levied last May, I spoke of how concerns & activities of raising a big family led to the oversight of not changing the use permit when we started to use it as an office

FLOOR AREA RATIO (FAR) AND LOT COVERAGE STATISTICS

The following information will be used to verify application FAR and lot coverage amounts. Applications will not be considered complete until the following table is complete.

	Existing	Proposed
Footprint square footage for all structures		
Living space square footage		
First floor	572	
Second floor	1056	
Third floor	335	
Total	1963	
Accessory structure square footages		
Sheds	0	
Pool houses	0	
Studios/offices	394	0 ft office under garage
Second units	0	
Miscellaneous (specify use)	1 chow room	800 sq ft
Total		
Square footage of impervious surfaces		
Walkways	96 sq ft	
Patios	320 sq ft	
Impervious decks	0	
Miscellaneous (specify use)	0	
Total		
Garage/carport square footages (specify type)	985 sq ft	

* All square footage measurements must be the sum of all interior floor area measured from the exterior faces of the exterior walls for structures (Town Code § 17.008.020).

FLOOR AREA: Fairfax Town Code § 17.008.020, Definitions, defines "floor area" as the sum of all interior floor area measured from the exterior faces of the exterior walls. The "floor area" of any accessory structures on the same lot shall be included. The "floor area" of any garage in excess of 500sf in size for single-family residences and 800sf in size for duplexes shall also be included.

LOT COVERAGE: Fairfax Town Code § 17.008.020, Definitions, defines "lot coverage" as the percentage of the lot area that is occupied by the ground area of a building, any accessory building(s), as well as any impervious surface areas such as patios (other than driveways) adjacent to the building or accessory structure.

12a

Susan McConneloug
162 Forrest Avenue
Fairfax, CA 94930
415-459-3860

October 27, 2010

Attn:Linda Neal, Senior Planner, Mark Lockaby, Building Official and
concerned Town Officials
142 Bolinas Rd.
Fairfax, CA 94930

RE: Application to Town Council regarding 162 Forrest Avenue; Assessor's
Parcel No. 002-191-33-PROPOSED USE OF DESIGNATED STORAGE
SPACE including description of proposed use, major activiities, hours of
operation, employees and busiest time.

To Whom it May Concern,

At this time the main use of this office is for managing my fertility and
nutrition consulting businesses. The site for most of my fertility consulting is
in San Francisco at St. Dominic's Church. Most of the client work is by
e-mail or phone in the office. Some months I may see only 1 or 2 couples
or clients. Other months I may see 5 or 6 max. **The average would be
3-4 couples or clients/month.** I would hope to expand this to 10 couples
or clients/month. Above that I will seriously consider having an office
somewhere else. That is my goal at this time.

I usually have midday, afternoon or evening appointments during the
week. Occasionally I will have a couple on a weekend. My only employee
at this time is a bookkeeper for 2 hours/month who usually comes at
10:00AM on a Wednesday morning. Parking is available on my car deck.

Yours Truly,

Susan McConneloug
Susan McConneloug

Linda Neal

From: Susan McConneloug [smcconneloug@earthlink.net]
Sent: Thursday, December 09, 2010 4:35 PM
To: Linda Neal
Subject: B & B-non use

Hi Linda & Mark,
Here is my letter.

*Susan McConneloug
162 Forrest Avenue
Fairfax, CA 94930
415-459-3860*

December 9, 2010

Attn:Linda Neal, Senior Planner, Mark Lockaby, Building Official, Planning Commission and concerned Town Officials
142 Bolinas Rd.
Fairfax, CA 94930

RE: Application to Town Council regarding 162 Forrest Avenue; Assessor's Parcel No. 002-191-33-PROPOSED USE OF DESIGNATED STORAGE SPACE including description of proposed use, major activities, hours of operation, employees and busiest time.

To Whom it May Concern,

This is to certify that I am not planning on operating a bed and breakfast at my home at 162 Forrest Avenue. I have an extra room that I have used to be able to house family members especially my daughter and husband that are professional mountain bikers and come into town seasonally. Because of my economic situation I have been open to renting this room out to people who had extra family coming into town or needed to be in the area. I am no longer planning on doing this have been mostly having longer term room rentals this year.

I would like to be able to legally use my office. My intention is not to use my catalytic convertor wood stove and replace it with another source of cleaner heat. It is curious to me that I have been using this stove for 20 years and did not have any awareness until approximately 2 1/2 years ago that it was a health and pollution concern for my neighbor across the street.

When she moved out for 1 1/2 years, her tenants had no problem with the smoke. It is of deep concern to me not to be a source of pollution for my neighborhood.

As stated in my application and according to communication with Senior Planner, Linda Neal last June, "at this time the main use of this office is for managing my fertility and nutrition consulting businesses. The site for most of my fertility consulting is in San Francisco at St. Dominic's Church. Most of the client work is by e-mail or phone in the office. Some months I may see only 1 or 2 couples or clients. Other months I may see 5 or 6 max. **The average would be 3-4 couples or clients/month.** I would hope to expand this to 10 couples or clients/month. Above that I will seriously consider having an office somewhere else. That is my goal at this time." In terms of the business license, on speaking with Linda she encouraged me to wait until the office went through the legalization process to get the needed license.

I usually have midday, afternoon or evening appointments during the week. Occasionally I will have a couple on a weekend. My only employee at this time is a bookkeeper for 2 hours/month who usually comes at 10:00AM on a Friday morning. Parking is available on my car deck and is technically made to hold 4 cars.

Yours Truly,

Susan McConneloug

December 8, 2010

TOWN OF FAIRFAX

Linda Neal, City Planner
Town of Fairfax
142 Bolinas Road
Fairfax, Ca 94930

DEC 08 2010

RECEIVED

Re: 162 Forrest Avenue

To Whom It May Concern:

As a Fairfax resident and homeowner residing at 171 Forrest Avenue, I am writing in regards to a serious health issue which has plagued my neighborhood, street and home since moving here three years ago. The residence at 162 Forrest Avenue has been emitting a horrible smoke through a chimney which blows directly in the path of my property and into my home. This is a horrible nuisance and has compromised my health and well-being. The home-owner and resident of 162 Forrest Avenue, Susan McConneloug, has no regard for the concerns of other neighbors who have voiced similar concerns and are also at risk for living in close proximity to her property.

Mrs. Conneloug's insistence on using a wood burning stove that creates this hazardous and unlawful smoke is of grave importance and needs to cease immediately. I anticipate that the Town of Fairfax will resolve this issue immediately to the betterment of its community.

Regards,



Fernando Esponda
171 Forrest Avenue
Fairfax, CA 94930

EXHIBIT #

B

Vincent Pizzuto
171 Forrest Avenue
Fairfax, CA 94930

TOWN OF FAIRFAX

DEC 08 2010

RECEIVED

Linda Neal, Senior Planner Town of Fairfax
142 Bolinas Road
Fairfax, CA 94930

December 7, 2010

Dear Ms. Neal and the Fairfax Town Council:

I am writing to add my voice to those who are concerned about the health hazards of Ms. McConneloug's fireplace emissions. I am forced to be out of State on business during the Town Hall hearing on December 16th which will decide whether the studio on the McConneloug's property is to be granted a permit, which will effect their ability to use the unit's wood burning stove. However, this issue is important enough to me that I want to be sure to have my views considered during the council's deliberations.

I am not interested in interfering with Mrs. McConneloug's *Forest Haven Bed and Breakfast* or any issues pertaining to permits on the use of her own property. However, her continued use of a wood burning stove in what I believe to be a non-permitted separate studio has been an ongoing nuisance to the neighborhood. The emissions from her chimney do not end at her property line and for nearly three years now, my neighbors and I have been subject to breathing in this toxic smoke. As a resident of 171 Forrest Avenue, I live almost directly above Mrs. McConneloug's chimney which invariably fills my home with smoke fumes every time she uses her wood burning stove. Because of her location in a wooded (and thus shaded) part of the street, she uses the stove throughout much of the calendar year. I am repeatedly forced to close all my doors and windows to help keep out the smoke, but even this has a minimal effect on preventing the smoke to fill my house. My job requires me to frequently work from home, and I have on many occasions gone into town to avoid smelling the fumes throughout the day. For a town as "green" conscious as Fairfax, I hope this council will understand that none of us should be forced to enclose ourselves in our own home, or be forced to leave it because the air outside is too caustic.

Myself and other residence on Forrest Avenue are hoping for an amiable and equitable solution to this problem. However, it is our understanding at this time that our only recourse to stop Mrs. McConneloug from burning wood in that stove is to have the town of Fairfax deny her a permit for the studio unit. Since Mrs. McConneloug has expressed to one neighbor that she has no intention to stop burning wood in that stove, I am urging the Town of Fairfax to ensure that the granting of any permit to her studio be contingent on her replacing the current stove with a gas fireplace or other clean energy source of heat.

Let me say in closing, that we are on good terms with Ms. McConneloug and we certainly do not wish to generate any animosity between us. However, there are too many of us in the neighborhood who have been plagued by her continued use of the wood burning stove and we are urging this council to ensure that our voices be heard.

Thank you kindly for your consideration.

Dr. Vincent Pizzuto

TOWN OF FAIRFAX

DEC 07 2010

RECEIVED

December 7, 2010

Town of Fairfax
142 Bolinas Road
Fairfax, Ca 94930

Re: 162 Forrest Ave

Ladies and Gentlemen:

The Marin County Assessor's information on this property does not appear to be current. I have been in this property and believe that it is significantly larger than 875 square feet. I also believe it has more rooms, including bathrooms then listed on the County's records, which is 2 bedrooms and 1 bath, see attached parcel information. The McConnelougs raised their family here, which I believe is five children, see attached.

Mrs. McConneloug runs businesses out of her home. I do not know if any of these businesses are licensed, but it is a burden with such limited parking in our neighborhood. Attached is information on those businesses, including nutrition consulting and fertility care. In particular there is Forest Haven B&B, a studio unit with a separate entrance, its own bath and is approximately 300 square feet. This B&B is also listed on the web site for Spirit Rock for off site housing. Attached is the flyer. Since the parcel information lists one bath, I do not understand how this separate studio B&B with a bath and private entrance can be permitted?

The Town of Fairfax has set a hearing on December 16th with respect to an identified illegal unit on this parcel, in particular a storage space that has been converted to an office in disregard of building permits and the laws of the Town of Fairfax. This information is relevant because it goes to the issue of whether or not such illegal unit is needed given the size of the dwelling unit. I would request that the December 16th meeting be rescheduled until such time as the Planning Commission can address the whole picture with respect to this property.

Mrs. McConneloug's use of that illegal unit, in particular the wood burning stove, creates a public nuisance. Until the unit was shut down the amount of smoke and the dark color of smoke literally filled my house, which is in the direct trajectory of the smoke.

Even if the unit were approved and brought up to code, Mrs. McConneloug acknowledged that due to the economy and her son's need to get rid of his wood in his back forest, she burns his wood, and it is smoky. Once the permit is granted the Planning Commission cannot control what is burned. My option is to get a State air quality control officer on site while she is burning.. They can take days to come out from the time they are contracted—and she may not be burning at that time. I have been treated twice for asthma directly due to the toxic smoke that infiltrates my home. The last visit the doctor sent me to the emergency room for chest x-rays suspecting pneumonia. I had to cancel my trip to New York to see my daughter graduate from Columbia Law School because I was too sick to fly. While the doctor ordered antibiotics and an inhaler, and then a stronger prescription of antibiotics and also a stronger inhaler, I was told that until I

removed myself from the hazardous smoke, I would continue to be ill. I have had several conversations with Mrs. McConneloug about the smoke over the past couple years and the serious affect it has on my health, but she resolutely refused to cooperate, continued to burn and denied knowledge of the situation. I gave her a space heater, which she said was too small. So I purchased a second larger space heater, but she insists that her woodstove is necessary.

At a minimum, I request that any approval of the illegal unit at street level be conditioned on installing clean heat—either gas or electric, but not permitted for wood burning. The chimney is directly below my home and the trees around the chimney have not been trimmed, which further traps the smoke. Please do not approve a situation that creates a public nuisance, threatens my health and deprives me of the use and enjoyment of my home.

Sincerely,

A handwritten signature in cursive script that reads "Sandra Westin". The signature is written in black ink and is positioned below the word "Sincerely,".

Sandra Westin

Forrest Haven Bed & Breakfast
In Idyllic Fairfax, Marin County

has
its
own
separate
bath

Enjoy a quiet bright studio in the wooded hills of Fairfax.

Forrest Haven B&B overlooks a seasonal meadow with deer and birdsong. The spacious room offers a comfortable queen bed with an organic mattress. Self-catered organic breakfasts can be enjoyed inside, or on the large deck overlooking a peaceful garden.



Located about 45 minutes north of San Francisco, and a ten minute walk to the small artistic community of Fairfax. Forrest Haven is close to nature trails, lakes and world-class biking. Stairs from the street level parking deck wander down to a private entrance.

Rates starting at \$110/night--Minimum stay 2 nights

Discounts for longer stays.

Please inquire with Susan at 415-459-3860

or smcconneloug@earthlink.net

Extra Perks are:

Susan is a Nutrition Consultant and offers an array of related services.

Gluten-free and organic foods are available for self-catered breakfast.

Room is protected by an Electro Magnetic Field Protection Device.

Special Filtered Water that is alkaline and hydrates 3 times more than regular water is available to all guests.

Other nutritional supports and hospitality available on request!

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Notice of Birth Certificate Increase per AB52 November 1, 2010

Property Value Notice Information

Request For Assessment Review Form

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Parcel and Deed Information for Roll Year: 2010	
Parcel Number	Property Start Date
002-191-33	December 2, 1970
Roll Year	As of Date
2010	01/01/2010
Deed Reference Id	
93-075975	
Extract Date	
August 16, 2010	

Ownership Information		
Owner Sequence	Owner Name	Percent
0001	MC CONNELOUG J MICHAEL TR &	
0002	MC CONNELOUG SUSAN E TR	
Capacity Cd		

Exemption/Exclusion Information	
Code	Amount
Home Owner	7,000.00

Value and Assessment Event Information		
	Tax Roll Year	Value
Land	2010	22,310
Improvements	2010	58,190

Property Tax Information				
Tax Roll Year: 2010	Bill to: MC CONNELOUG J MICHAEL TR & MC CONNELOUG SUSAN E TR	Bill No: 10-0010113		
Fund Id	Tax Rate	Fund Title	Contact Information	Amount
		BASIC TAX		735.00
101160		COUNTY FREE LIBRARY MEAS A	JIM ADAM (415) 473-4370	49.00
109218	.0464	FAIRFAX BONDS-2000 K-11/1999	FINANCE DEPARTMENT (415) 453-1584	34.10
109079		FAIRFAX-GENERAL PURPOSE	FINANCE DEPARTMENT (415) 453-1584	50.00
109241		FAIRFAX-SPECIAL PURPOSE	FINANCE DEPARTMENT (415) 453-1584	125.00
102595		FCZ9 FLOOD & WATERSHED PROGRAM	JOHN CURLEY (415) 499-6528	125.00
109108		FFXW MARIN LIBRARY ZONE #1	JIM ADAM (415) 473-4370	36.00
108934	.0060	MARIN COM COLLEGE2004-1 C-11/04	DEPT OF FINANCE TAX DIVISION (415) 499-6168	4.40
108945	.0076	MARIN COM COLLEGE2004-2 C-11/04	DEPT OF FINANCE TAX DIVISION (415) 499-6168	5.58
109192		MMWD-FIREFLOW	TERRY STIGALL (415) 945-1404	75.00
105110		MS MOSQUITO #1	MARIA GARCIA-ADARVE-SCI CONSUL (800) 273-5167	10.72
109075		ROSS VALLEY PARA-FAIRFAX	ROBERT SINNOTT (415) 927-5014	42.00

108212	.0168	ROSS VALLEY SCH BNDS E-03/1999	AUDITORCONTROLLER TAX DIVISION (415) 499-6168	12.34
107892		ROSS VALLEY SCHOOL DISTRICT	DELYNNE CULLEN (415) 454-2162	297.76
108916	.0157	ROSS VLY SCH BD 2001 E-03/1999	DEPT OF FINANCE TAX DIVISION (415) 499-6168	11.52
109132		SANITARY DISTRICT NO.1-ROSS VALLEY	BUSINESS MANAGER (415) 259-2949	520.00
108948	.0078	TAM HIGH-2010 REFUNDING BONDS	DEPT OF FINANCE TAX DIVISION (415) 499-6768	5.72
108922	.0078	TAM UNION H SCH BD'02 A-3/2001	DEPT OF FINANCE TAX DIVISION (415) 499-6168	5.72
108914	.0035	TAM UNION HIGH BD'01 A-03/2001	DEPT OF FINANCE TAX DIVISION (415) 499-6168	2.56
108932	.0117	TAM UNION HIGH BD'04 A-03/2001	DEPT OF FINANCE TAX DIVISION (415) 499-6168	8.58
108938	.0174	TAM UNION HIGH BND'06 A-8/2006	DEPT OF FINANCE TAX DIVISION (415) 499-6168	12.78
107761		TAM UNION HIGH SCHOOL DIST	KALEY CLONEY (415) 945-3709	231.82
109072	.0910	TOWN OF FAIRFAX PENSION TX	KJURT OBERMEYER-FFX (415) 453-1584	66.88
109156		TOWN OF FAIRFAX-RUNOFF CHARGE	FINANCE DEPARTMENT (415) 453-1584	15.00
		Total Bill Charges:		2,482.48

Location Information	
Tax Rate Area	003000
Census Tract	114100
Supervisor District	2
Assessment City Code	FAX

Property Characteristics	
Construction Year	1924
Use Code	Single-Resid. - Improved 11
Living Units	1
Number of Bedrooms	2
Number of Bathrooms	1

Enrolled Acres	0
Land Sq. Ft.	8,220
Living Area Sq. Ft.	835
Garage Sq. Ft.	
Unfinished Sq. Ft.	325
Deck/Patio Sq. Ft.	603
Pool Sq. Ft.	

The information has been extracted from the Assessor's Equalized Tax Roll and reflects the most recent tax bill.
408.3. Property characteristics information; public records.

Except as otherwise provided in Sections 451 and 481 and in Section 6254 of the Government Code, property characteristics information maintained by the assessor is a public record and shall be open to public inspection.

For purposes of this section, property characteristics, includes, but is not limited to, the year of construction of improvements to the property, their square footage, the number of bedrooms and bathrooms of all dwellings, the property's acreage, and other attributes or amenities to the property, such as swimming pools, views, zoning classifications or restrictions, use code designations, and the number of dwelling units of multiple family properties.

Notwithstanding Section 6257 of the Government Code or any other provision of law, if the assessor provides property characteristics information at the request of any party, the assessor may require that a fee reasonably related to the actual cost of developing and providing the information be paid by the party receiving the information. The actual cost of providing the information is not limited to duplication or production costs, but may include recovery of developmental and indirect costs, as overhead, personnel, supply, material, office, storage, and computer costs. All revenue collected by the assessor for providing information under this section shall be used solely to support, maintain, improve, and provide for the creation, retention, automation, and retrieval of assessor information.

The Legislature finds and declares that information concerning property characteristics is maintained solely for assessment purposes and is not continuously updated by the assessor. Therefore, neither the county nor the assessor shall incur any liability for errors, omissions, or approximations with respect to property characteristics information provided by the assessor to any party pursuant to this section. Further, this subdivision shall not be construed to imply liability on the part of the county or the assessor for errors, omissions, or other defects in any other information or records provided by the assessor pursuant to the provisions of this part.

The contact for this page is: assessor@co.marin.ca.us

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Descendants of John George Replier

Sixth Generation

(Continued)

100. ~~John George Replier (1815-1885), Mary Elizabeth Replier (1815-1885), John George Replier (1815-1885), Mary Elizabeth Replier (1815-1885)~~

Cecilia married James Patrick Donahue.

They had the following children:

- 161 F i Kathleen Evarista Donahue
Kathleen married Michael Lee Kanapeaux.
- 162 M ii James Patrick Donahue
- 163 F iii Mary Replier Donahue

101. ~~Susan Elizabeth Replier (1815-1885), John George Replier (1815-1885), Susan Elizabeth Replier (1815-1885), John George Replier (1815-1885)~~

Susan married John Michael McConnelloug.

They had the following children:

- 164 F i Aimee Everett McConnelloug
Aimee married Joaquin Lopez de San Roman Blanco.
- 165 F ii Sara Elizabeth McConnelloug
- 166 F iii Mary Carter McConnelloug

5 Kids



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Holistic Nutrition Fairfax*

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For Wellness Professionals

Special Offers - Call

Susan McComneloug, CFCP, NC

162 Forrest Avenue
Fairfax, CA 94930

www.vitalityandfertility.com

(415) 459-3860

0 User Reviews

- Overall
- Accessibility
- Helpfulness
- Facility
- Cost/Value

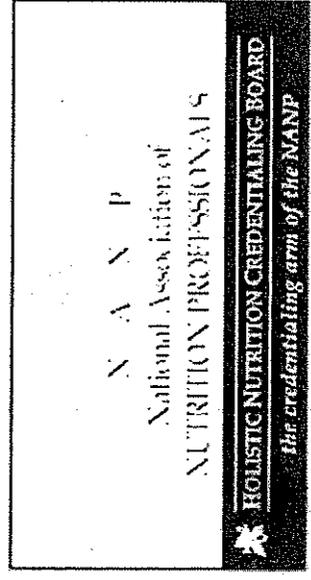
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Map & Directions



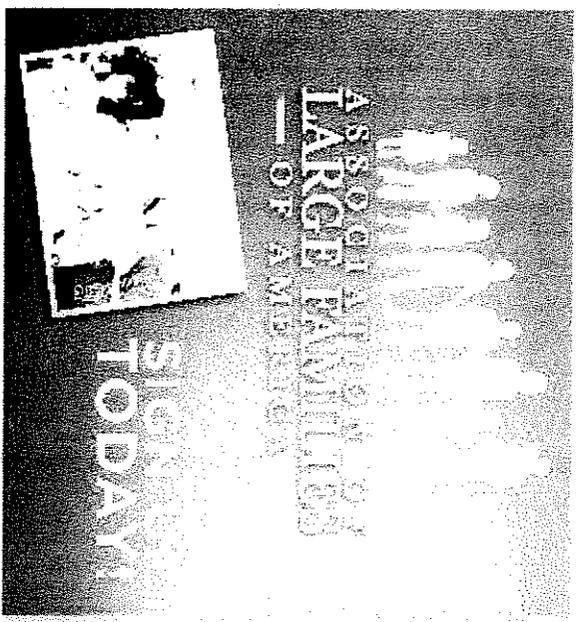
Susan McComneloug is a member of The National Association of Nutrition Professionals



The National Association of Nutrition Professionals (NANP) is the premier U.S. organization recognized for knowledge and expertise in the realm of holistic nutrition. The mission of NANP is to unify and strengthen the nutrition profession and protect the consumer's right to choose his or her own health care provider. Our members work in a variety of consulting, educational, and professional leadership roles and are well-positioned to help improve the nutrition and overall health of individuals, families and communities throughout America.

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As we move into the second millennium and realize the potential for being more consciously loving, it is possible for a woman to understand how her body works and to make responsible decisions about the life giving power of her sexuality. Fertility is a gift of life and through knowledge of her cycle a woman can be more aware of her health and actually be more in charge of the emotional and physical signs her body is giving her. A couple can lovingly decide to be open to the conception of a child or give life to each other in other ways. They can enjoy the benefits of deepened communication and intimacy.

Fertility Care™ of Marin
Susan McConnell, CFCP, NC
162 Forrest Ave.
Fairfax, CA 94930
415.459.3860
susan@vitalityandfertility.com
www.vitalityandfertility.com



is a Certified Fertility Care Practitioner and certified Nutritional Consultant. She has over 20 years experience of teaching couples about their fertility and working with a variety of issues related to reproductive health including infertility issues.

As a Nutritional Consultant, Susan brings a dimension of being able to encourage her clients in nutritionally supported lifestyle choices. This will also alert her to the need for referral if a woman or couple may have difficult issues related to their optimal health and the best use of this fertility care system. Susan has a wide range of experience as a wife and mother of five, and to date, five beautiful grandchildren. Besides working in the fertility field, she has been distributing food supplements for the last 20 years and enjoyed the benefits of eating whole, pure, fresh foods in moderation. Susan is happy to be offering services to empower women and couples to truly appreciate their fertility.

Natural

Paths to
Understanding
Your Fertility

Fertility Care™ of Marin

A True System of Family Planning Fertility Care™ of Marlann



Fertility Care of Marin offers a true system of family planning in that a couple can use the system both to achieve and avoid a pregnancy. Couples can enjoy the benefits of truly communicating and being close. They can plan their families naturally and know the delight and peace of living with their fertility. Children are gifts and the man's role is equally important for support and decision making.

This amazing research has been developed in the last 40 years and is presented as the Creighton Model Fertility Care System (CrMS) and the new women's health science of NaProtechnology. Not only can a woman know her cycle but she can also use this information to maintain her health.

Couples can plan their families and build their future as a couple.

CrMS success rates published in the *Journal of Reproductive Medicine and Hilger's Statistical Evaluation of Natural Family Planning*:

For couples of normal fertility, **76%** achieve pregnancy in the first cycle of use and **98%** achieve pregnancy by the 6th cycle.

In couples with infertility or compromised fertility, **20-40%** success rate to achieve a pregnancy without medical intervention and up to **80%** success rate with medical intervention. Success rates for achieving pregnancy are 2-3 times higher than clinics that specialize in In Vitro Fertilization.

In couples practicing CrMS to avoid pregnancy, an effectiveness of **99.5%** with perfect use and **96.8%** (typical use).

The CrMS relies on standardized observations and charting of biological markers that are essential to understanding a woman's cycle. These biomarkers can assist in family planning naturally and help identify any unusual health patterns. By taking a few minutes to make daily observations, the markers can give a woman incredible information regarding her body's functioning.

Naprotechnology allows a woman to "unleash the power" that naturally exists in her cycle.

This new science monitors and maintains a woman's gynecologic and reproductive health.

By cooperating with the procreative functions certain treatments can correct specific dysfunctions and enhance the overall health of the woman.



Couples begin with a 1 hour group introductory presentation which explains the CrMS scientific foundations, methodology, application to various reproductive categories, how to make observations and how to keep a chart. The real learning happens at individualized private follow-ups provided by Fertility Care of Marin and the practitioner that adapts the system to your specific needs. These one-hour sessions occur five times in the first three months of use and an additional three times over the remainder of a year. Subsequent annual follow-ups are recommended.

Some conditions that may be helped are:

- subfertility states*
- ovarian cysts*
- menstrual cramps*
- endometriosis*
- chronic discharges*
- hormone disorders*
- premenstrual syndrome*
- possibility of miscarriage*
- high risk pregnancy*
- postpartum depression*
- polycystic ovarian disease*
- other health problems*

Woodacre, \$70 per night – Quiet location.
 Large guest room, full bath and living room with private entrance. You're invited to enjoy the gardens and patio.
 Contact Jim or Jane Rawlinson at (415) 488-4542 or e-mail jrawlinson@comcast.net.

Woodacre - \$70/night
 2 beautifully appointed guest rooms in large, architecturally designed home. Sunny, expansive ridge top views, and gardens. Enjoy the organic orchard, walk the grounds, or soak in the outdoor hot tub. Quiet & restful sanctuary. Please call or email for further info:
 Lisa Federici - lisa@scansite.com (415) 488-4711

Central Marin (10-25 minute drive)

Fairfax - \$65 negotiable, lower weekly rates
 Sunny Room with private entrance and bath, shared kitchen, garden, yoga studio. Laurel Houghton,
 tel (415) 454-0391 or mindfullyyoga@earthlink.net

Fairfax - Libby Frankcom \$85 per night
 Quiet, furnished, sunny room with bath, shared kitchen, garden. (access to computer) 5-minute drive to Spirit Rock.
 tel (415) 454-0231 or libbyjane@earthlink.net

Fairfax - \$75 per night or \$500 per week (monthly negotiable)
 Peaceful and private garden studio... lovely garden and deck for your enjoyment. Share kitchen and full bathroom with main house. Walking distance to downtown Fairfax. Easy parking/safe yet convenient to all amenities of Fairfax Wireless internet.
 Extras include:
 Transportation to and from Marin Airpporter available.
 Daily transportation to and from Spirit Rock available.
 Healthy, gourmet meals available at your request. Can accommodate specialised diets (i.e. gluten free, vegan, raw, etc.)
 Contact: kathleen@divineorder.net

Fairfax Inn \$120 - \$160
 16 Broadway, Fairfax, CA 94930
 tel (415) 455-8702
 Continental breakfast, pool

Fairfax \$500 - \$1600 depending
 on number of people and pets.
 Spacious furnished one bedroom apartment.
 pet friendly, cozy, private with tree views from every window.
 Available weekly or monthly. Rates include all
 utilities, DSL, satellite TV, phone with unlimited
 long distance. Photos available
 if you call (415) 868-9588 or email coachjannick@yahoo.com.



Fairfax - \$100/night (5 nights or more \$90)
 For more info: Large spacious room with organic queen bed and small kitchenette, bath, large deck, EMF protection and private entrance. Designated parking spot, down many steps in a wooded nature setting overlooking a garden and a large meadow. Self-catered breakfast included. Minimum stay 2 nights.
smcconneloug@earthlink.net or call (415) 459-3860 (ask for Susan).

Downtown Fairfax - \$65 nightly
 Deer Park Zen-otopia
 Furnished room in tranquil private home. 10 minute walk to hiking/biking trails; panoramic tree views;
 Internet, parking, washer/dryer.
 tel (415) 454-8959 or alison@thegrid.net

Fairfax, \$85/ night
 Nature lovers delight... an artist's/meditator's retreat. A few minutes walk to Fairfax Bohemia and ten minutes drive to Spirit Rock in a private, quiet compound. Two room studio with kitchenette available by the weekend or longer, with private bath, wi-fi, laundry facilities, and separate entrance. Many stairs and a bridge to this hidden Shangri-La.
 Contact Elaine at (415) 454-7473 or emnehm@sbcglobal.net

San Anselmo Inn \$89 - \$149
 339 San Anselmo Ave.
 San Anselmo, CA 94960
 tel (415) 455-5366 / (800) 598-9771

Susan Kershner \$700 - \$1750
 2 rooms, private bath &
 kitchenette in San Anselmo home.

DEC 09 2010

RECEIVED

December 8, 2010

Town of Fairfax
Planning Commission
142 Bolinas Road
Fairfax, CA 94930

Permit for 162 Forrest

Ladies and Gentlemen:

As a supplement to my earlier letter, attached is the County Parcel map. I have marked on the map the approximate location of my home, which sits at the street edge of my property. I have also marked the McConneloug's home which sits down the hill close to the flats.

The unit at issue is below the garage, next to the street. The chimney to the wood stove is just above the roof of the garage. Thus, the chimney sits directly across the street from my property, which is also on the street. Even though in preparation for getting her permit Mrs. McConneloug has now trimmed the trees back from the chimney, the smoke rises and flows in the trajectory marked in red on the map, into my home and my neighbors and then onto an open area. I have attached a picture of the chimney from my front window to provide an idea of the proximity.

Mrs. McConneloug argues that this is her sole source of heat for the street unit. But it is not in her home and if this unit had been constructed legally, I would have had the opportunity to oppose a chimney located across the street because it is evident that the smoke pumps directly into the street and into my home.

If this Commission legalizes the unit requiring the stove be brought to Code, the smoke would be reduced, but still present. I was forced to leave my home for my health. The furnishings in my home smelled of smoke and had to be cleaned regularly. I could not sit outside on my decks as Mrs. McConneloug burns most of the year.

I ask the Commission to resolve this severe smoke problem. If the Commission decides to legalize the unit, due to the location on the street and the inherent smoke problem created by that location, at a minimum please condition the unit on replacing any wood burning stove with electric or gas heat.

Thank you,

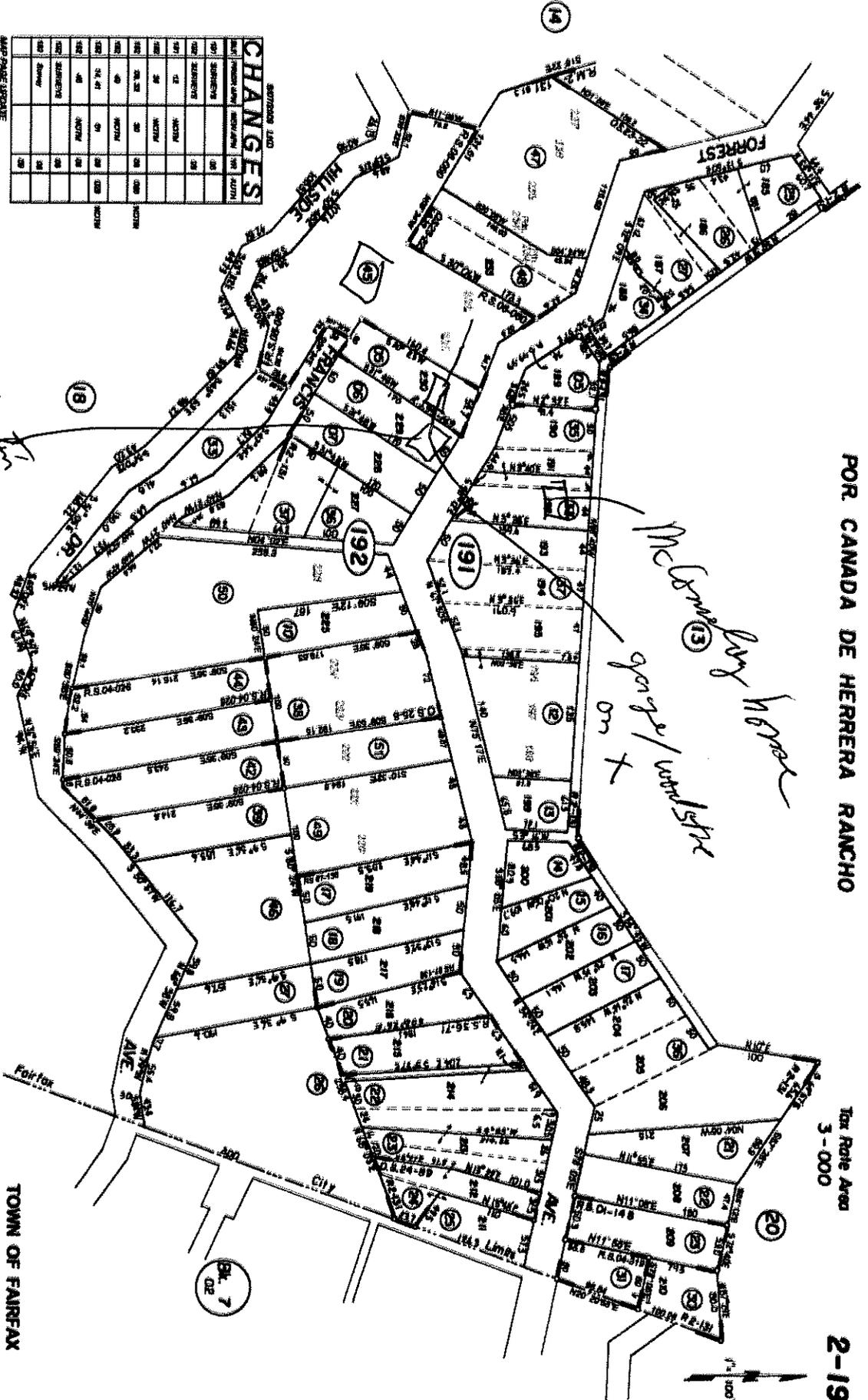


Sandra Westin

FOR CANADA DE HERRERA RANCHO

Tax Rate Area
3-000

2-19



CHANGES

MAP NUMBER	REVISION	DATE	DESCRIPTION
1	1	1/1/19	INITIAL
2	2	2/1/19	20
3	3	3/1/19	30
4	4	4/1/19	40
5	5	5/1/19	50
6	6	6/1/19	60
7	7	7/1/19	70
8	8	8/1/19	80
9	9	9/1/19	90
10	10	10/1/19	100
11	11	11/1/19	110
12	12	12/1/19	120
13	13	1/1/20	130
14	14	2/1/20	140
15	15	3/1/20	150
16	16	4/1/20	160
17	17	5/1/20	170
18	18	6/1/20	180
19	19	7/1/20	190
20	20	8/1/20	200
21	21	9/1/20	210
22	22	10/1/20	220
23	23	11/1/20	230
24	24	12/1/20	240
25	25	1/1/21	250
26	26	2/1/21	260
27	27	3/1/21	270
28	28	4/1/21	280
29	29	5/1/21	290
30	30	6/1/21	300

R.M. Bk 2 - Pg 131, Map No. 2 Deer Park

NOTE: Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

TOWN OF FAIRFAX
Assessor's Map Bk 2 - Pg 19
County of Marin, Calif.

Dunkin' House

McDonnell Hwy
garage/windbreak



162 Forward