

Ryan Byrkit
4486 Sandmound Blvd.
Oakley, Ca. 94561
510-909-2282
Rbyrkit@abmechanical.com

April 29th 2025

To:
Community Development Division

30 Muir Road

Martinez, CA 94553

Subject: Appeal for Variance – Building Height Requirement

Dear Department of Conservation and Development, Community Development Division:

I am writing to formally appeal the denial of my request for a variance concerning both the size and building height restriction for the RV carport that has been erected upon our property located at 4486 Sandmound Blvd., Oakley CA 94561.

I am now informed that current building code restricts the height of RV carport 15 feet. The RV carport that has already been erected has a height of 18 feet 2 inches, exceeding the limit by 3 feet 2 inches. The carport also exceeds the maximum size by 85 square feet. My initial request for a variance was denied on 4/21/25, citing non-compliance with these restrictions.

I respectfully request reconsideration based on the following grounds:

Unique Property Conditions: The lots and existing structures on Sandmound Blvd are unique properties and unlike those of a conventional neighborhood. There are many homes that surpass the 35-foot height limitation. The RV carport is esthetically pleasing and does not look out of place next to my home or the immediate neighbor's house that has an overall height in excess of 45 feet. We designed the RV carport so it would conform to our home. We showed our design to immediate neighbors in advance to building, for their approval. This structure was built more than two years ago. None of our neighbors have ever complained about or objected to our RV carport's size, height or appearance.

Minimal Impact: The additional height does not and will not negatively impact our property or any of the surrounding properties. It does not block or obstruct the views of any other properties. The present height and size of the carport do not negatively alter the appearance or character of either our property or the surrounding neighborhood. The additional size (85 square feet) does not negatively impact either our property or any of our neighbors. I have consulted with my adjacent neighbors, and they are all pleased with the appearance of the RV carport and appreciate the care and pride that went into the carport's design and appearance.

so that it conforms in appearance to our home. I have enclosed letters from our two immediate neighbors and the levee board district approving of the design and size of the car port. One of letters is from our neighbor to the north with whom we share a private driveway.

Hardship: Strict adherence to the current height limitation will create an unnecessary hardship upon us. We have already spent \$30,000 to design and erect our RV carport. I admit fault for not getting a permit. However, I am a first-time home owner and I was provided false information from the manufacturer that no building permit was required for our RV carport because it was not a permanent structure. Unless the County approves my request for a variance, we will be forced to incur an additional \$15,000 to remove and lower roof in order to conform to the maximum height of 15 feet. Also, our RV requires a 14-foot door clearance in order to fit into the carport structure. If we are compelled to reduce the carport's height to 15 feet, we will have to convert the roof from its current appearance to a flat roof. Such a change will result in a carport that no longer blends with the appearance of our home or to any of the surrounding properties of our neighbors. We believe that forcing us to have flat roof will have a negative esthetic impact upon both our property and those of our neighbors. We have already complied with all forms and information requested by the County for both a building permit and our request for a variance at a cost of \$5,000. We have also paid all penalties assessed due to our failure to obtain a building permit.

Intent to Comply: Aside from the height and size of our RV carport, all other aspects of the structure fully comply with local building codes and zoning requirements.

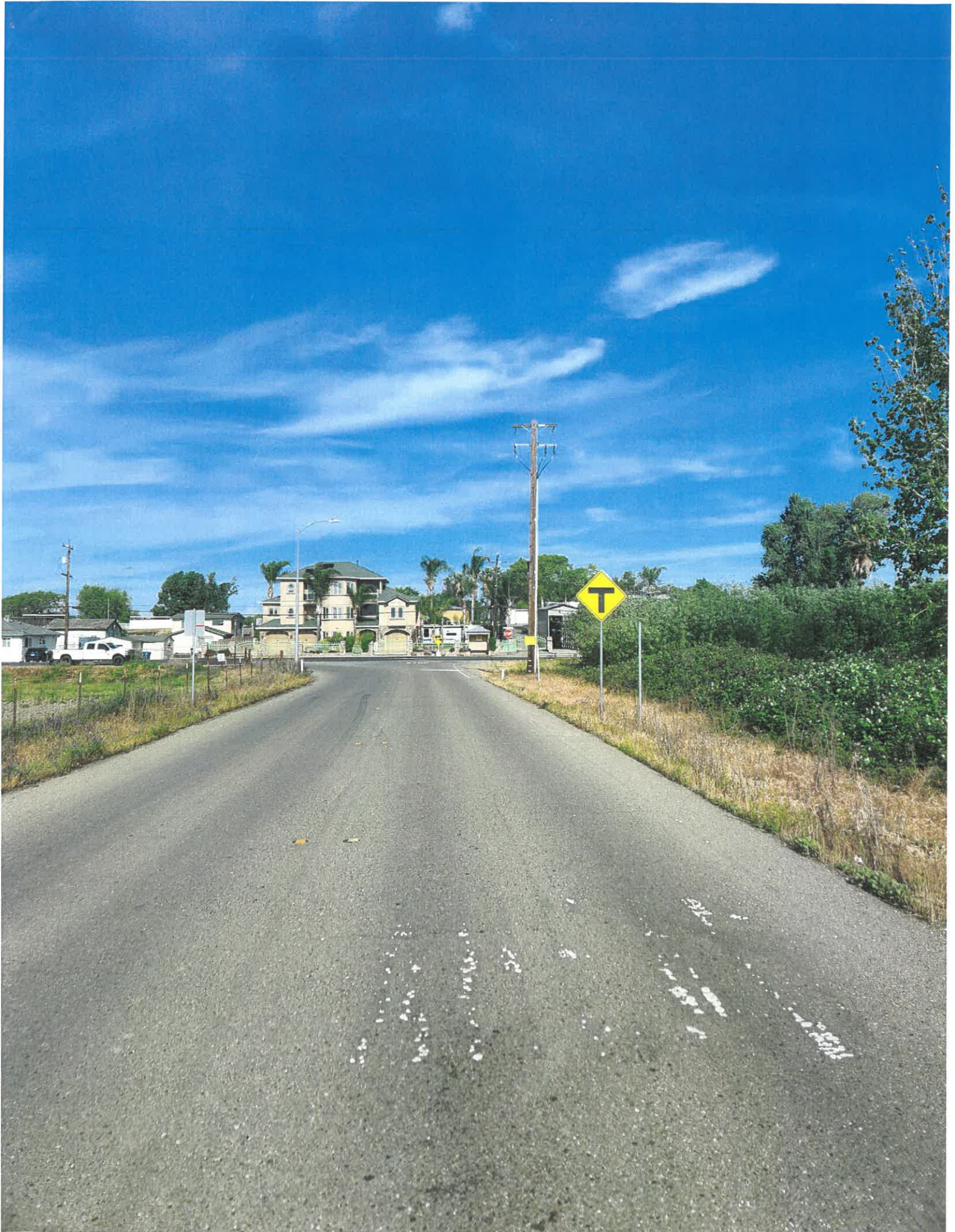
I respectfully request the board to review and consider the specific and unique conditions of my property and reconsider the prior decision in light of the above. I have included a view of my property, so you can see that the RV carport that we erected is not an eye sore and improves the appearance of our neighborhood by concealing our RV from sight of our neighbors. I applied for a variance because of the RV carport as constructed does not comply with either the maximum square footage and/or the maximum height limitation. I believe that my request for a variance is both appropriate and reasonable based on the circumstances of our immediate neighborhood. Since being informed of the code violation, I have endeavored to follow all of the information provided to me by the County as to the proper steps required to obtain both a building permit for our RV carport and a request for a variance as to its height and size. I attended the hearing on 4/21/25, my request was summarily rejected without consideration of the underlying circumstances and appearance of our RV carport in our immediate neighborhood. I am more than willing to attend any additional hearings or, upon your request, to provide further documentation to support this appeal.

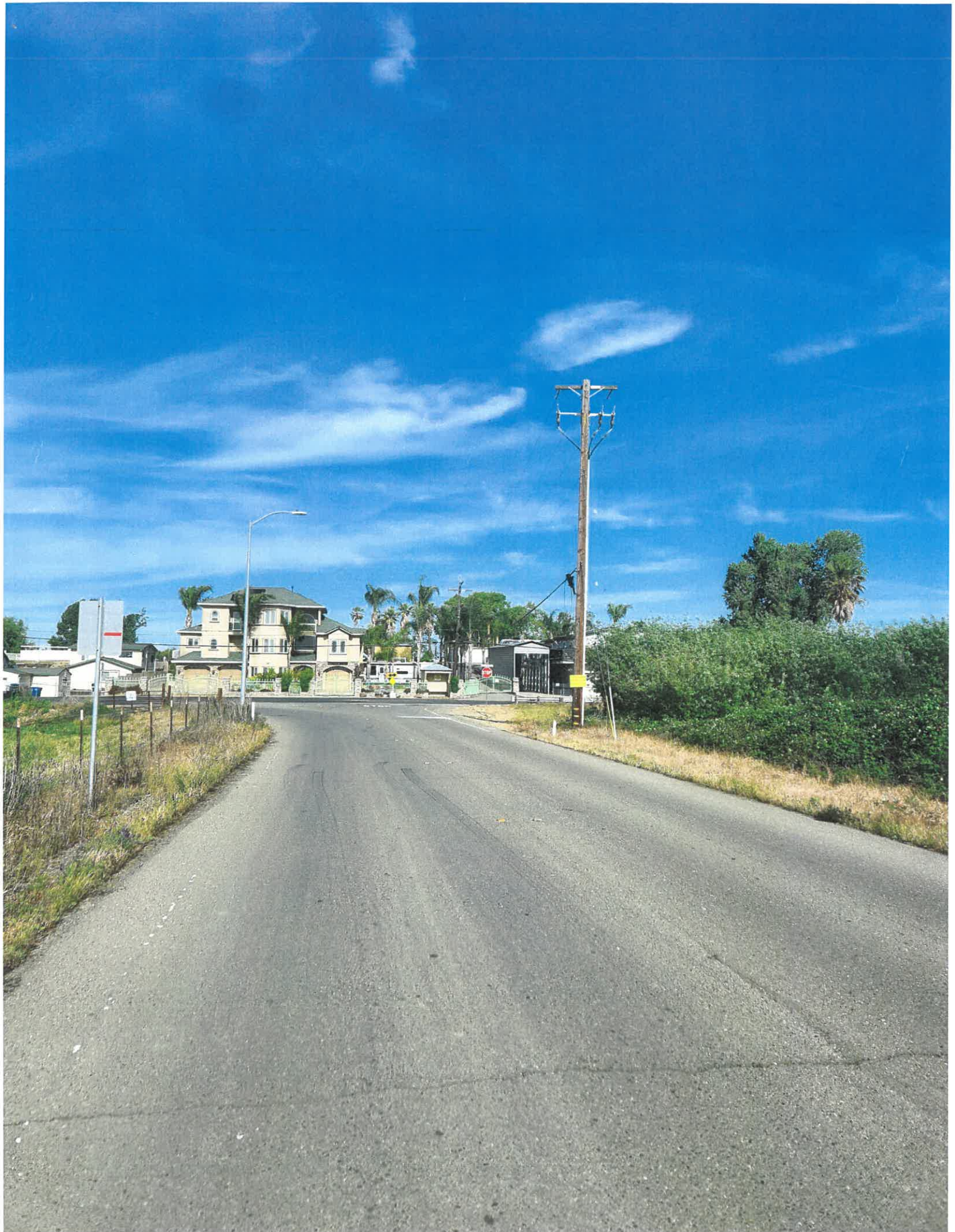
Thank you for your time and consideration.

Sincerely,

Ryan Byrkit

Handwritten signature of Ryan Byrkit and the date 4/29/25.









To whom it may concern,

I am writing in regards to my neighbor Ryan and Janelle Byrkit's RV Carport which sides up to the shared driveway between our two properties. They shared the idea and plans with us prior to building and of course we had no issues at all with it. It provides privacy between our 2 properties and additionally, they carefully selected matching colors to their home making the carport esthetic and uniform to their existing home from a neighborhood point of view.

Ryan and Janelle, as we witness as neighbors, have always cared for their property and possessions and I can support their decision to purchase a carport to protect their RV Trailer from the severe weather we experience in both summer and winter.

So, we have no concerns or complaints with their new addition and hope that you will consider allowing them to keep it.

If you have any other related questions, I can be reached via email.

Sincerely,
Linda and Darrell Jeung
lwjeung12@gmail.com

Christine and William F. Seib
335 East Bellevue Ave.
San Mateo, CA. 94401

Contra Costa Conservation & Development
30 Muir Road
Martinez, CA. 94553

Dear City Planning Department,

We, Chris and William, own the lot located next door to 4486 Sandmound Blvd., to the south, at lot # 032240017. We are writing to express our support for the recent installation of a new carport by our neighbors, Janelle and Ryan, at 4486 Soundmound Blvd. We believe that Janelle and Ryan Byrkit's initiative in enhancing their property has had a positive impact on our community.

The new carport not only adds to the aesthetic appeal of 4486 Soundmound Blvd. but also provides practical benefits such as protection for their vehicle, or boats, from the elements. The design chosen by Janelle and Ryan is both desirable and in keeping with the character of our neighborhood.

We believe that Janelle and Ryan's investment in improving their property reflects a commitment to maintaining and enhancing the quality of life in our community. Their attention to detail and willingness to make improvements that benefit both themselves and their neighbors are commendable.

We understand that Janelle and Ryan will be discussing the carport with you at an upcoming meeting. We wanted to take this opportunity to express our support for the existing carport. We believe that their efforts align with the goals of our community and contribute to making Oakley a better place to live. While we acknowledge that the structure runs slightly over the limits typically associated with this type of structure, we assure you that it does not impede on the safety or access to the levy. After careful consideration, we cannot think of a single reason why its current placement would be a problem. We encourage the city to work with them to resolve any issues that may arise and accept the buildings current placement.

Please do not hesitate to contact us if you require any further information or if we can be of assistance in any way. Our phone number is (650) 349-7898.

Thank you for considering our input.

Sincerely,

Chris and William F. Seib



Reclamation District 799 (Hotchkiss Tract)

PO Box 353

6325 Bethel Island Road, Bethel Island, CA 94511

Phone: 925-684-2398 Fax: 925-684-2399

Website: www.rd799.com

Email: dholder@rd799.com

Board of Trustees:

President –David Senior

& Trustees: Jim Price, Walter Pierce, Chris Mazotti, and Matt Lipary

To Whom It May Concern:

The 585 Square-foot accessory building project at 4486 Sandmound Blvd. (APN #032-240-045) has no impact on Reclamation District 799 (RD 799) facilities. As such, we have no jurisdictional authority to comment further.

Regards,

Mike Alvarez
Reclamation District 799
District Manager