



4486 Sandmound Boulevard Variance Appeal

County File: CDVR23-01032

COUNTY PLANNING COMMISSION

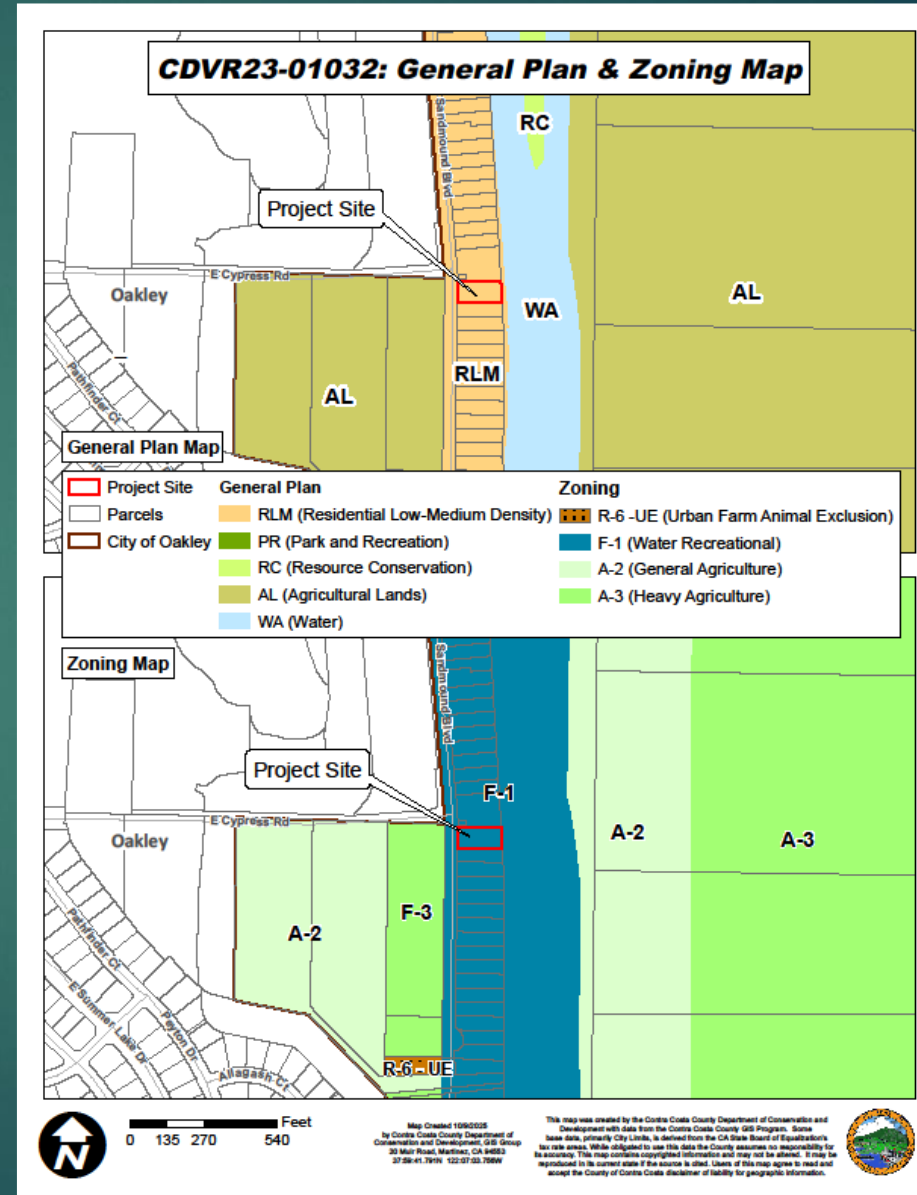
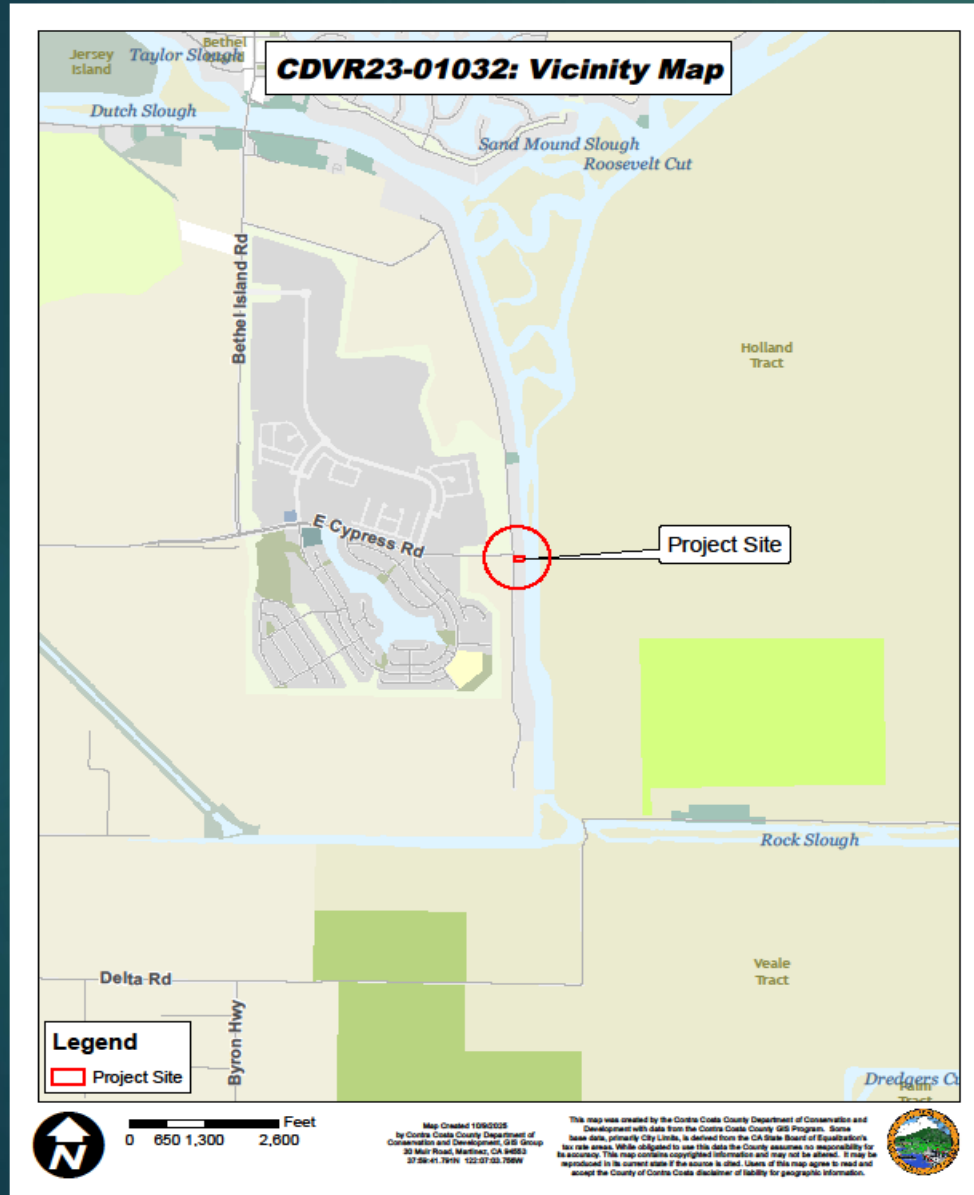
NOVEMBER 12, 2025

Background

- ▶ Code enforcement case, CECF22-00793, was initiated for the metal carport/accessory building constructed without permits.
- ▶ Ryan Burkit, the property owner, submitted a variance application on June 6, 2023, for the 585-square-foot accessory building that is 18-feet 2-inches tall.
- ▶ Variance CDVR23-01032 was denied by the Zoning Administrator on April 21, 2025.
- ▶ An appeal of the Zoning Administrator's decision was received by Mr. Burkit on April 30, 2025.

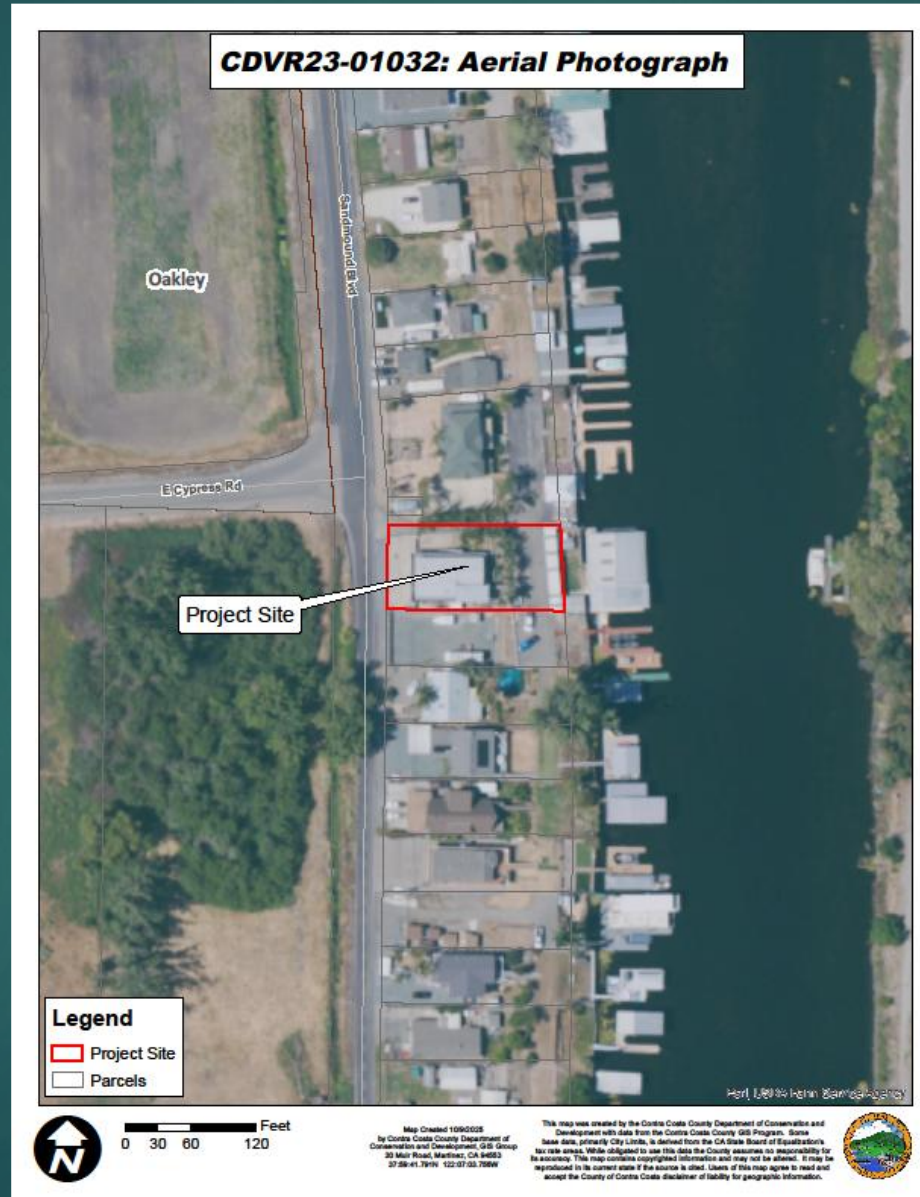
Vicinity, Zoning and General Plan Maps

3



Aerial Map

4



Unpermitted Accessory Building

6



Burkit Appeal

- ▶ The accessory building is not out of character with the residence.
- ▶ The lot and surrounding area are unique because some residences exceed 35 feet in height.
- ▶ The accessory building won't negatively impact the lot or surrounding vicinity.
- ▶ Removing the unpermitted building will create a financial hardship.

Staff Response to Appeal

- ▶ The accessory building is subject to the size and height limitations of the Ordinance Code established for accessory buildings.
- ▶ Staff has not found any unique conditions or special circumstances of the lot.
- ▶ Economic or financial hardship is not a finding for granting a variance request.

Questions?