

Alamo Improvement Association

P.O. BOX 156 • Alamo, California 94507

RECEIVED on 2/26/2025 CDVR25-01004
By Contra Costa County
Department of Conservation and Development

February 24, 2025

By E-mail to "maria-lara-lemus@dcd.cccounty.us"

Department of Conservation & Development
Community Development Division
30 Muir Road
Martinez, CA. 94553

Attn: Maria Lara-Lemus
Re: CDVR25-01004
Site: 100 Valley Oaks Drive, Alamo, CA

Dear Maria:

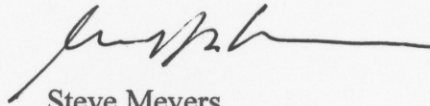
This application is a request for approval of a variance to allow for an approximate 300 sq ft accessory building at a 6'-6" front setback from Valley Oaks Drive, where 25 ft is the minimum. The application was reviewed at the AIA Planning Committee's February 20th meeting. The applicant and neighboring property owners were notified of the meeting and were present. Based upon the meeting discussions, the AIA recommends **APPROVAL** of the application as presented for the following reasons:

- Granting a variance would not be a special privilege in that partially covered or open arbor accessory structures are common in Alamo.
- Due to physical limitations of the property, but for the granting of this variance, the owner's ability to use and enjoy their property would be limited in comparison to other properties without these limitations. The property is relatively steep with little flat, usable land for enjoyment of a yard or outside area. The property is also largely limited by a creek/drainage easement which constricts a large portion of the property and provides a wooded area benefit to the surrounding neighborhood. The location of the accessory building noted in the application is due to the constraints of the property. There are not any other reasonable locations on the property to place a similar type of structure.
- The variance meets the intent and purpose of the ordinance in that the closeness of the structure to the frontage is mitigated by the fact that it is just a trellis and small roof covering without any side walls and does not obstruct views. However, were the structure ever to be enclosed, that would be different and should necessitate a further variance.

Community Development Dept.
Attn: Maria Lara-Lemus
February 24, 2025
Page 3

As always, thank you for the opportunity to review and comment upon this application. Please feel free to contact Alex Meyer at alexcmeyer@gmail.com or me at (510) 759-9617 if you have questions.

Sincerely,



Steve Meyers
Chair,
Planning Committee

cc:	Applicant	(by email: kcarrozzi84@gmail.com)
	Supervisor Andersen	(by email)
	Alamo MAC Members	(by bcc email)
	Cameron Collins	(by email)
	AIA Board & Planning Committee	(")
	AIA File	(")