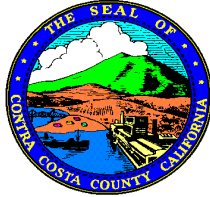


**Department of  
Conservation and  
Development**

30 Muir Road  
Martinez, CA 94553

Phone: 1-855-323-2626

**Contra  
Costa  
County**



**John Kopchik**  
Director

**Jason Crapo**  
Deputy Director

**Deidra Dingman**  
Deputy Director

**Ruben Hernandez**  
Deputy Director

**Gabriel Lemus**  
Deputy Director

August 26, 2025

Darrin Derita  
236 Angela Ave  
Alamo, CA 94507

**BY EMAIL**

**RE: Notice of Intent to Recommend Denial of Variance for Garage Addition**  
**Site Address: 236 Angela Avenue, Alamo, CA; APN: 192-090-007**  
**County File #CDVR25-01036**

Dear Mr. Derita:

The Department of Conservation and Development, Community Development Division (CDD) received your application on July 14, 2025, for a Variance Permit to allow an approximately 18-foot front setback (where 25 feet is the minimum) and a small lot design review for construction of an addition to an existing garage for an existing single-family residence.

**Required Variance Findings**

This is to advise that, based on the materials and documents submitted, staff is unable to make the findings required by [County Code Section 26-2.2006](#) to grant variance approval<sup>1</sup>.

- 1.) That any variance authorized shall not constitute a grant of special privilege inconsistent with the limitations on other properties in the vicinity and the respective land use district in which the subject property is located;*
- 2.) That because of special circumstances applicable to the subject property because of its size, shape, topography, location or surroundings, the strict application of the respective zoning regulations is found to deprive the subject property of rights enjoyed by other properties in the vicinity and within the identical land use district;*

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<sup>1</sup> [LinkTo: Guide to Variances](#)

- 3.) *That any variance authorized shall substantially meet the intent and purpose of the respective land use district in which the subject property is located. Failure to so find shall result in a denial.*

The proposed project would construct new living space in an area where a portion of the existing garage is located. The project proposes an addition to the existing garage to accommodate for the resulting reduction in garage space due to the new living space. Also, according to the applicant's project description and statement, the variance is requested due to prior modifications made to the garage which resulted in an expansion of living space into the existing garage area and a decrease in the depth of the existing garage. There is no evidence in the records that the prior expansion of living space into the garage was permitted. The project also proposes an addition of living space to the eastern side of the residence.

The subject property has a substandard width (approximately 104 feet where 120 feet is required). However, given that there is an existing garage and that an addition on the eastern side of the residence is proposed, the lot does not exhibit the type of extraordinary physical characteristics that must exist in order to justify relief from zoning regulations and standards of the R-20, Single-Family Residential zoning district. Therefore, based upon the entire record for this application, it is staff's intent to recommend that the Zoning Administrator administratively deny your application for a variance to allow a substandard front setback for the construction of an addition to the existing garage.

### **Opportunity to Revise Project Design**

You have the opportunity to revise the project design in a manner that eliminates the need for a variance. Based on the information provided, staff is recommending that the existing garage be renovated if/as needed in order to comply with off-street parking requirements pursuant to [County Code Section 84-14.1202](#) and consistent with the development standards of the R-20 zoning district. Staff will review any revised plans submitted for this application and determine if the variance element has been eliminated from the alternative design. Upon redesigning the project to eliminate the variance, the subject variance application may be withdrawn.

### **Public Hearing/Appeal**

If you choose to move forward with the variance application, staff will prepare a 10-day Notice of Intent to Deny a Variance Application which will be sent to all property owners within 300 feet of your property. During the 10-day notification period, if a public hearing is requested, a hearing will be scheduled before the County Zoning Administrator with a staff recommendation for denial.

If no requests for a hearing is received, staff would forward the recommendation for denial directly to the Zoning Administrator. If the Zoning Administrator accepts staff's recommendation and the application is denied you will have the opportunity to appeal the Zoning Administrator's within 10-days of the decision, upon payment of a \$250 appeal fee. An appeal of the Zoning Administrator's decision would be heard by the County Planning Commission. Please be aware that all staff time and material costs are required to be paid by the applicant, including staff time for preparation of a staff report.

## **Application Withdrawal**

You may also consider withdrawing your application to avoid a denial of your proposal. To do so, please submit to my attention a signed letter or an email referencing County File #CDVR25-01036 and stating your intention to withdraw your application.

If you have any questions, feel free to contact me by email at [syd.sotoodeh@dcd.cccounty.us](mailto:syd.sotoodeh@dcd.cccounty.us) or directly at (925) 655-2877 so that I may be of further assistance or to request a meeting.

Sincerely,



Syd Sotoodeh  
Project Planner

cc: File #CDVR25-01036