
Kent and Terri Lawson COUNTY FILE CDD24-03031

From Andrew Humaydan <ahumaydan@gmail.com>
Date Fri 10/11/2024 11:05 AM
To Joseph Lawlor <Joseph.Lawlor@dcd.cccounty.us>
Cc Anna Humaydan <annamdh@gmail.com>

Joseph,

I am writing on behalf of my parents, Hasib and Anna Humaydan, who own the property located at 317 Red Maple Dr (behind subject property). We are trying to understand the proposal for 3415 Silver Maple Dr. but are unable to read the site plan as the file is too blurry. They would like to request a public hearing to understand and review the full impact of the setback modification.

Thank you,
Andrew Humaydan

FILE CDDp24-03031 3415 Silver Maple Drive, Danville, CA - Request a public hearing

From Bahar Heidarzadeh <bahar.heidarzadeh@gmail.com>

Date Thu 10/10/2024 11:27 AM

To Joseph Lawlor <Joseph.Lawlor@dcd.cccounty.us>

Dear Joseph Lawlor,

We are writing to formally request a public hearing regarding FILE CDDp24-03031, located at 3415 Silver Maple Drive in Danville, CA. The proposed modifications to the setbacks are not consistent with Contra Costa County requirements or the Blackhawk CC&Rs.

Most homes in our community were built in the 1980s with generous setbacks that define the character of our neighborhood. Approving these setback changes would make this house appear out of place and negatively impact the surrounding community, especially neighboring properties.

We appreciate your attention to this matter and respectfully request your consideration.

Sincerely,
Bahareh Heidarzadeh and David Teague
301 Red Maple Drive,
Danville, CA 94506

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Bahareh Heidarzadeh, Ph.D.
310-975-9242

Hearing requested for Parcel 203-503-099

From carokris@aol.com <carokris@aol.com>

Date Thu 10/10/2024 12:37 PM

To Joseph Lawlor <Joseph.Lawlor@dcd.cccounty.us>

Dear Mr. Lawlor,

I am requesting a public hearing regarding the proposed setback for the property at 3415 Silver Maple Drive, Danville (Parcel 203-503-099). I worry that allowing such a shallow setback will impact the attractiveness of our neighborhood.

Thank you for your consideration.

Caroline Kris

(925)389-0886

3450 Silver Maple Drive, Danville, CA 94506

Objecting to proposed modification of setbacks --County file CDDP24-0303

From gurbux kahlon <kahlongurbux@yahoo.com>

Date Thu 10/10/2024 11:59 AM

To Joseph Lawlor <Joseph.Lawlor@dcd.cccounty.us>

Dear Mr. Lawlor, I am hereby requesting a hearing on the proposed modifications to setbacks for the property located at 3415 Silver Maple Dr. in the unincorporated Danville area of Contra Costa county. The parcel number is 203-530-099. I am concerned that the proposed setbacks will affect not only the neighboring properties but also change the look and feel of this street which is a gateway to the Silver Maple neighborhood of Blackhawk.

Gurbux Kahlon
308 Red Maple Drive
Danville Ca 94506

Parcel #203-530-099 at 3415 Silver Maple Drive

From Elizabeth Catalli <elizabethcatalli@gmail.com>
Date Wed 10/9/2024 7:52 PM
To Joseph Lawlor <Joseph.Lawlor@dcd.cccounty.us>

Dear Mr. Lawlor,

I received your letter detailing the planned development of a property at the address noted above. I am very concerned since it lists out requests for numerous setback acceptances that are far too narrow and vastly inconsistent with the neighboring properties. As a homeowner in this neighborhood, I strongly believe that it would adversely affect the neighborhood and our privacy. In addition, page 2 of the letter that I received is very difficult to read since it is so small, I cannot determine the size of the structure after reviewing it multiple times.

This all is very concerning to me and I would, as you mentioned in the letter, like to request a public hearing on this matter to give us a voice to express our concerns.

If you would kindly confirm receipt of this email, I would greatly appreciate it.

Thank you,
Liz Catalli

3415 Silver Maple Drive

From Pam Uppal <pamuppal19@gmail.com>
Date Thu 10/10/2024 4:25 PM
To Joseph Lawlor <Joseph.Lawlor@dcd.cccounty.us>

Pam and Parm Uppal
3419 Silver Maple Drive
Danville, CA 94506.

Dear Joseph Lawlor,

Thank you for your letter re development plan for the build at 3415 Silver Maple Drive. We are the owners nextdoor at 3419.

With regards to the proposed plans we would like to make some comments as the plans directly affect our property and the look of the neighborhood.

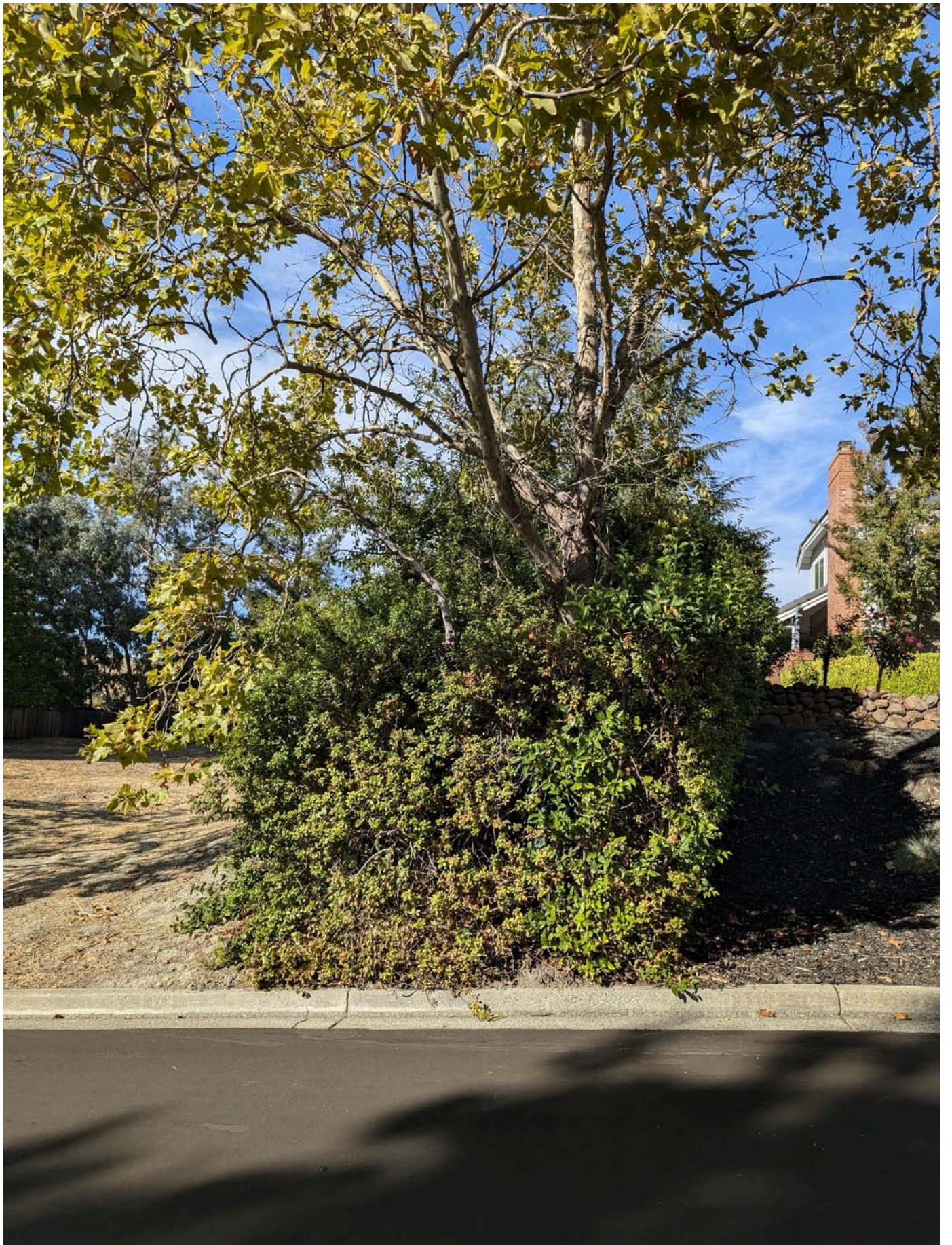
The proposed front setback and side set backs are very minimal compared to the normal requirements, this would mean the property would be too close to the fence directly affecting not only our privacy but the potential resale value of our property and the overall look of the neighborhood compared to the other properties, therefore we do not approve of these modifications.

With regards to the request to remove four protected trees it is not clear from the plan which trees this pertains to, if you could provide a larger detailed plan that would be appreciated. One tree is on our front yard within the hedge and I want to make sure that it's not included in the request, I have attached photos of the tree.

Kind Regards

Mr and Mrs Uppal





Requesting hearing

From Priti Nagda <pritinagda@gmail.com>
Date Sun 10/13/2024 3:29 PM
To Joseph Lawlor <Joseph.Lawlor@dcd.cccounty.us>

Dear Mr. Lawlor,

I am a resident of the unincorporated area of Danville (Blackhawk) at Silver Maple.
I'd like to request a hearing on the proposed modification of the property located at 3415 Silver Maple Drive (Parcel Number: 203-530-099).

I am concerned that the proposed setbacks will affect not only the looks of the neighborhood but the neighboring properties of our community as well.

I look forward to hearing from you in this regard.

Regards,
-Priti Nagda
304 Red Maple Dr
Danville, CA 94506

Fwd: 3415 Silver Maple - Minimizing lot lines for new build

From Terry Link <thereselink@googlemail.com>
Date Thu 10/10/2024 2:40 PM
To Joseph Lawlor <Joseph.Lawlor@dcd.cccounty.us>

Begin forwarded message:

From: Terry Link <ThereseLink@googlemail.com>
Subject: 3415 Silver Maple - Minimizing lot lines for new build
Date: October 10, 2024 at 2:37:06 PM PDT
To: joseph.lawlor@dc.cccounty.us
Cc: Rich Link <richlink@gmail.com>

Hi:

I live in the Silver Maple neighborhood of Blackhawk. I along with a number of neighbors request a hearing regarding this property and their desire to build a home that basically is taking up the entire lot. Their request for the county to modify the setback requirements will not only lower the value of the 2 homes on either side but it will DESTROY the drive up appeal of our neighbor. I just went through an approval process for backyard renovations and I was required to show the 6 foot setback for my pergolas. Not sure how this project got this far in the process.

Please advise when they will hold the public hearing.

Terry Link