



Department of Conservation and Development
County Zoning Administrator
Monday, April 21, 2025 – 1:30 P.M.
(continued from April 7, 2025)

STAFF REPORT

Agenda Item # _____

Project Title:	4486 Sandmound Boulevard Variance
County File(s):	CDVR23-01032
Applicant/Owner:	Ryan Byrkit (Applicant & Owner)
Zoning/General Plan:	F-1 Water Recreation District / RLM Residential Low-Medium Density
Site Address/Location:	4486 Sandmound Boulevard in the Oakley area of unincorporated Contra Costa County (Assessor's Parcel Number: 032-240-045)
California Environmental Quality Act (CEQA) Status:	Categorical Exemption, CEQA Guidelines Section 15061(b)(4)
Project Planner:	Grant Farrington, Planner III (925) 655-2868 grant.farrington@dcd.cccounty.us
Staff Recommendation:	Deny (See Section III for Full Recommendation)

I. PROJECT SUMMARY

The applicant requests approval of a Variance Permit to allow a 585-square-foot metal carport (where 500 square feet is the maximum size allowed for an accessory building) that is 18-feet 2-inches in total height (where 15 feet is the maximum height allowed).

II. RECOMMENDATION

Department of Conservation and Development, Community Development Division

(CDD) staff recommends that the County Zoning Administrator DENY County File CDVR23-01032 based on staff not being able to make the necessary findings for approval of a Variance, as required by Section 26-2.2006 of the County Code.

III. BACKGROUND

At the April 7, 2025 meeting, the Zoning Administrator continued the project to the April 21, 2025 Zoning Administrator without opening the public hearing at the request of the applicant. There are no revisions to the proposed project plans from the April 7, 2025 hearing.