

From: [Kimberly Sowers](#)
To: [Maria Lara-Lemus](#)
Cc: [Cameron Collins](#); [Mack Shemirani](#); [Steve Kehrig](#)
Subject: Re: CDVR25-01004 - 100 Valley Oaks Drive, Alamo
Date: Friday, September 26, 2025 1:53:52 PM
Attachments: [image001.png](#)

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Hi Maria,

This is incredibly unfortunate news. This has been reviewed and approved by the AIA and the MACK. This is a shade structure that cannot be accommodated at any other location in the yard. This is not a habitable structure, not an impediment to the surrounding neighbors. I would like to proceed with requesting a hearing. Please use this as my written notice request and advise on next steps. Thank you

On Fri, Sep 26, 2025 at 3:23 PM Maria Lara-Lemus <Maria.Lara-Lemus@dcd.cccounty.us> wrote:

Hi Kimberly,

Department of Conservation and Development, Community Development Division staff has reviewed your application submittal accepted on January 9, 2025 and the plans received on March 28, 2025, for a Variance Permit to allow an approximately seven-foot three-inch secondary front yard setback (where 20 feet is the minimum required) for an existing unpermitted 300 square-foot accessory structure. This letter is to inform you of staff's intent to recommend that the County Zoning Administrator deny your variance application because staff is unable to make the findings required by County Code Section 26-2.2006 to grant a variance of the secondary front yard setback standard.

Notwithstanding staff's position, prior to the possible denial of your application you may request a public hearing on your application.

Please read the attached letter for further information.

I look forward to hearing how you would like to proceed.