

Margaret A. Neary
25 Terra Bella Drive
Walnut Creek, CA 94596
925-683-1635

December 17, 2025

Department of Conservation and Development
Community Development Division
Attention: Dulce Reckmeyer-Walton
30 Muir Road
Martinez, CA 94553

Re: County File #CDVR25-01045, letter dated December 5, 2025, and Re-notice, dated December 9, 2025

Dear Dulce Reckmeyer-Walton:

I am writing to you regarding an Application for a Variance Permit that has been submitted to your department and is currently under review (Carport and Shed at 37 Terra Bella Drive in Walnut Creek County File # CDVR25-01045, letter dated December 5, 2025 and Re-notice, dated December 9, 2025). The Applicant Claudia Falconer and the Owner of 37 Terra Bella Drive, Tyler Hubbs, is requesting a variance for a 3-foot side yard setback (where 15 feet is required) to construct an approximately 305-square-foot carport and a 120-square-foot shed on a substandard lot.

I am the owner of the property at 25 Terra Bella Drive in the unincorporated Walnut Creek area. My property is on the south side and next door to the proposed building site at 37 Terra Bella Drive where my lot is at a lower elevation than 37 Terra Bella Drive by approximately 6 feet.

I am requesting a denial of the Application for Variance Permit. I am respectfully requesting a public hearing. The following are the reasons for my request for denial.

Insurance /Fire Hazard

Due to the size of the carport and shed, and the proximity to my property and my house, I anticipate an increase in my property insurance due to the fire hazard created by a variance in the setback and nature of proposed building of a carport and larger shed. Terra Bella backs onto Shell Ridge Open Space, which already heightens the chance of a fire in this area. A carport structure closer to my property will impact my insurance coverage/cost. My insurance company has already dropped my umbrella coverage and changed my car insurance to another company at a higher rate. I fear an impact on my house insurance.

Drainage

In previous winters, drainage from the surrounding properties onto my property at 25 Terra Bella Drive has been an issue, which has caused me to add extensive drainage on the 37 Terra Bella Drive side, the north/left side of my property. The addition of multiple square feet of roofs and the change in drainage from 37 Terra Bella Drive caused by these roof additions onto my property, 25 Terra Bella Drive, will result in a change in drainage requirements and an unknown cost to me for mitigation.

Neighborhood Aesthetic

From my property, the addition of a carport and a larger shed at 37 Terra Bella Drive's higher elevation closer to my property will create an eyesore and a looming building that can be seen from my driveway, my house and my backyard.

The owner of 37 Terra Bella Drive has a Bowlus Trailer, which is all aluminum clad and extremely shiny in the sun. It is my understanding from his past comments that his intention is to park that trailer in that carport. Once the afternoon sun comes around and hits the aluminum siding of the trailer, it will be blinding viewed from my property.

Maintaining the Integrity of the Properties and Established Setbacks

We moved to this neighborhood for the aesthetics, the view of the hillsides, the size of the lots and distance from the neighbors that provide privacy and maintain the peacefulness of the property. The addition of this carport and larger shed at a higher elevation than my property will block views, infringe on my privacy and create a looming structure next to my driveway, my house and my backyard.

The establishment of existing setbacks were created for a reason to maintain the integrity of the properties, their privacy and aesthetics. Decreasing the setbacks for sheds and carports will damage the intent of the established setbacks.

Sewer Easement

25 Terra Bella Drive (my property) has a sewer easement on the right (south) side of my property. I do not want to introduce any additional infringements to my property.

The overall result of the variance application under review by the Department of Conservation and Development will be a decrease in my property value and potentially higher costs to me. It is for all the reasons, outlined in this letter, that I am requesting a denial of the Application for a Variance Permit at 37 Terra Bella Drive in the unincorporated Walnut Creek area.

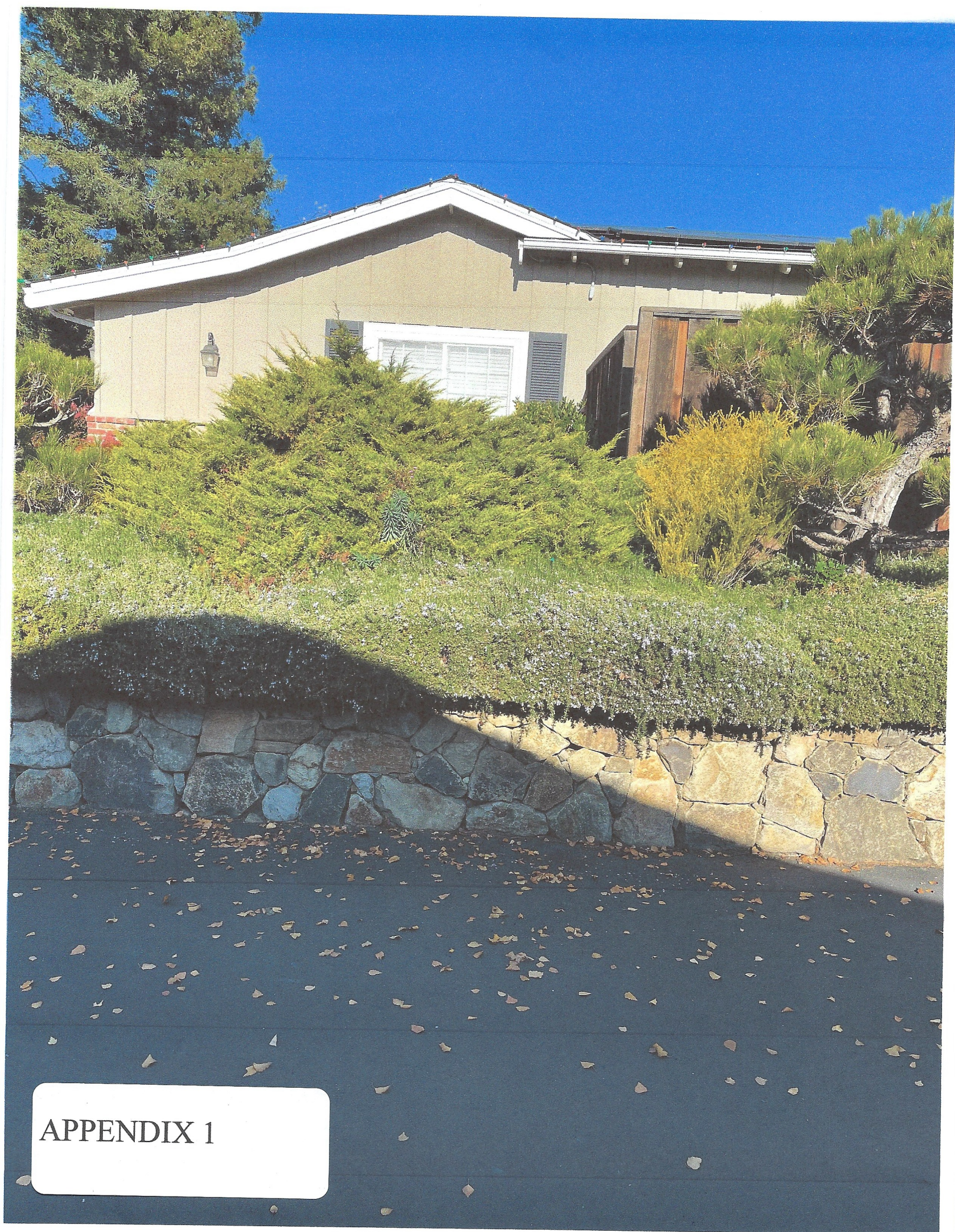
Respectfully submitted,

Margaret A. Neary

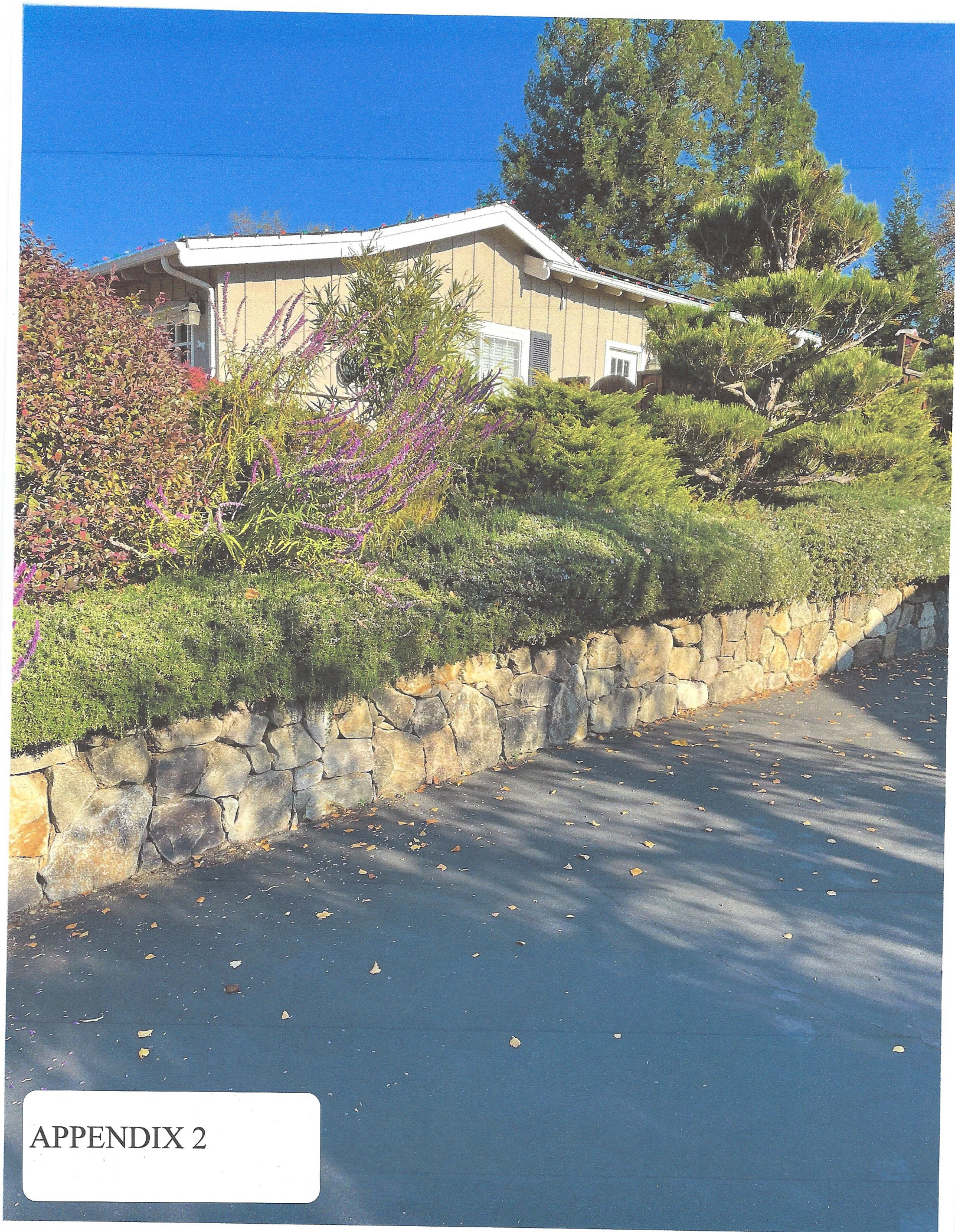
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Appendix 1-Current view from my 25 Terra Bella Dr house to 37 Terra Bella Dr. My retaining wall and my side yard plantings

Appendix 2 – Current view from my 25 Terra Bella Dr driveway/side yard to 37 Terra Bella Dr. My retaining wall and my side yard plantings



APPENDIX 1



APPENDIX 2