

Contra Costa County Application and Permit Center
30 Muir Road, Martinez, CA
Community Development Division

CONTRA COSTA COUNTY
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2025 MAY 13 PM 12:00
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APPLICATION AND PERMIT
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May 13, 2025

Appeal for Case CDVR24-01060

This letter serves as an appeal against the decision reached at the Contra Costa County Public Hearing on May 5, 2025, regarding Case CDVR24-01060. The case concerns variance requests for the property located at 3565 Willow Road, Bethel Island, CA.

In response to the Project Findings, below is evidence supporting the approval of a variance.

1. Project Finding Language: *There appears to be no precedence in the vicinity for permitting an accessory building to be larger than 500 square feet in size and taller than 15 feet in height.*
 - See addresses below for structures that appear to be larger than 500 square feet in size. They are all located on Bethel Island on the same street as our house.
 - 3507 Willow Road
 - 3593 Willow Road
 - 3607 Willow Road
 - 3611 Willow Road
 - 3753 Willow Road
 - 4061 Willow Road
 - 4067 Willow Road
 - 4115 Willow Road
 - 4139 Willow Road
 - 4229 Willow Road
2. Project Finding Language: *There does not appear to be any special circumstance applicable to the subject property due to its size, shape, topography, location or surroundings that support relief from the zoning regulations for accessory buildings.*
 - The property's unique vulnerability stems from its lack of protection against the strong 4 to 5-foot waves generated by north winds. Unlike neighboring properties on the same side of the island, which benefit from natural or artificial barriers against Frank's Tract and Piper Slough wave damage, this property remains exposed.
3. Project Finding Language: *The intent of the size and height limitations is to maintain a certain scale for accessory buildings to be considered as subordinate to the single-family residence.*
 - The accessory building at 750 square feet is less than the square footage of the house at 1,733 square feet, making it subordinate to the single-family residence.

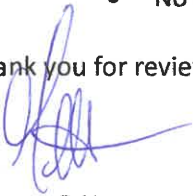
4. Small lot design review

- Even if a variance for the structure's size is not required, the small lot design review remains necessary. We request its approval as part of this appeal to prepare for future permit filings.

5. Variance Supporters:

- BIMAC recommended approval of the variance by a vote of 5-0.
- Two neighbors (Tony Medeiros at 3563 Willow Road and Bruce Johnson at 3569 Willow Road) support approving the variance and have submitted letters to the County stating their support. Tony's letter was not included in the public hearing although it had been delivered to the County office.
- BIMID responded that there is no impact to the levee prism or the related toe ditches.
- No concerns raised by CCEH (Contra Costa Environmental Health).
- No comments from the Contra Costa County Fire Protection

Thank you for reviewing our appeal and reconsidering your decision.



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