



EL SOBRANTE VALLEY
PLANNING & ZONING ADVISORY COMMITTEE

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March 6, 2008

Francisco Avila, Planner
Contra Costa County
Community Development Department
County Administration Building
651 Pine Street
Fourth Floor, North Wing
Martinez, CA 94553-1229

Re: VR08-1008, Application for Variance Permit for Deck Construction at 4202
Foster Lane, El Sobrante

Dear Mr. Avila:

I and Mike Eakin, as members of the El Sobrante Valley Planning & Zoning Advisory Committee, visited the above referenced property on March 1, 2008, regarding the owner's application for a Variance Permit for a deck constructed in the back of the house. From a discussion with the owner, John Hornyak, it is our understanding that this deck construction was not new construction, but rather was to replace a deck already existing when the owner purchased this home in 1993, and that the current construction was completed in 2005. The application for the variance is due to the fact that the right side of the deck ends at approximately one foot from the property line with the adjoining neighbor at 4196 Foster Lane, a Randy and Lisa Sias and, therefore, does not meet the setback requirement. Upon discussing the location of the deck with Mr. and Mrs. Sias, they expressed no concern about its encroachment toward the property line or its placement.

By a majority vote of 7 to 0 on 3/13/08, we therefore express no objections to this variance as long as it meets all of the Contra Costa County building code and inspection requirements.

Sincerely,

James R. Hermann
Member, ESVP&ZAC
(818) 292-4009