



CONTRA COSTA COUNTY
Department of Conservation & Development
Community Development Division

REQUEST FOR "SMALL LOT" DESIGN REVIEW
~ TO BE COMPLETED BY APPLICANT ~

APPLICANT:

Name _____
 Address _____
 City, State/Zip _____
 Phone _____ email _____
 Print Name _____
 Signature _____

OWNER:

Name _____
 Address _____
 City, State/Zip _____
 Phone _____ email _____
 Print Name _____
 Signature _____

*** DESIGN REVIEW APPROVAL ONLY APPLIES TO THE DESIGN AS SUBMITTED FOR DESIGN REVIEW. ***
 ** A REQUEST FOR ANY CHANGES TO THE DESIGN SHALL REQUIRE THE FILING OF ANOTHER APPLICATION **

NATURE OF REQUEST – Briefly describe your request. Give reason(s) why it is compatible with surrounding area

MATERIALS REQUIRED FOR SUBMITTAL

A \$150 filing fee and a \$30 fee for public notification are required for "Small Lot" Design Review (due upon filing of application). If the "Small Lot" Review application seeks approval of a project that has already been started (or completed), the application will be subject to a \$75 late filing fee. If a hearing is requested, an additional \$500 filing fee will be required in order to file a Development Plan application to further pursue the project.

A legible plot plan must be submitted; and must include all property lines, the locations of all physical features on the site (creeks, tree canopies, etc.), and existing and proposed improvements (with distances dimensioned to property/easement lines). Floor plans and elevations are also required. Elevations must be of sufficient clarity to effectively communicate the proposed design, including exterior materials, to the public. Elevations should show existing and proposed portions of structures. **One set of plans, no larger than 11" x 17", is required.**

Photographs of the subject site and existing development on adjacent lots may help expedite your review.

TO BE COMPLETED BY COMMUNITY DEVELOPMENT DIVISION STAFF

Site Address _____
 Assessor's Parcel # _____
 Zoning District _____ G.P. _____
 X-ref. Files _____
 Flood Zone _____
 Notes:

Filing Fee	\$ _____	(S-036A)
Late Filing Fee	\$ _____	(S-066)
<i>(if applicable)</i>		
Notification Fee	\$ _____	(S-052B)
TOTAL	\$ _____	

Date Filed _____
 Received By _____
 File # _____

82-10.002 (c) Small Lot Occupancy: Any lot of less area or width than required by Divisions [82](#) and [84](#) may be occupied by a single-family dwelling and its accessory buildings if: (1) the yard and setback requirements of Divisions [82](#) and [84](#) are met, or a variance has been granted for yard and setback requirements, and (2) the lot is delineated on a recorded subdivision map, or at the time of the creation of the lot (as evidenced by recording date) or at any time since, the lot was consistent in width and area with the applicable zoning district or the lot was created prior to the application of zoning in its location. If a small lot qualifies for occupancy by a single-family dwelling, then prior to the issuance of a building permit, the location, size, height, and design of the proposed dwelling may be reviewed and approved or conditionally approved by the zoning administrator after a public hearing in order to provide relative compatibility with a minimize impact on the surrounding neighborhood.

82-4.246 Lot average width: “Average width of a lot” is the total area of the lot divided by the depth of the lot.

82-4.248 Lot dept: “Dept of a lot” is the distance normal to the frontage to the point of the lot farthest from the frontage.

82-4.250 Lot frontage: “Frontage” of a lot is the distance measured between the two points on the principal road, street, or access that are farthest apart.

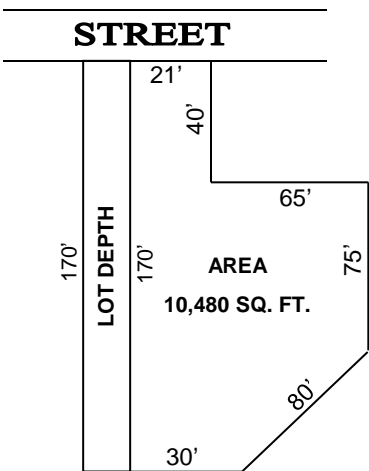
HOW TO CALCULATE A SMALL LOT

AVERAGE WIDTH

ORD. REF. 82-4.246

LOT DEPTH

ORD.REF.82-4.248



LOT AREA DIVIDED BY LOT DEPTH
EQUALS AVERAGE WIDTH

(Exp: 10,480 sq. ft. divided by 170 ft.= 61.65 ft. average width)

