

February 5, 2018

To City of Sunnyvale  
Planning Department

We are the owners of the property located at 1506 Bittern Dr. in Sunnyvale. Our property is adjacent to the right side of 1502 Bittern Dr. in Sunnyvale.

We have reviewed the plans for the addition submitted by Moise Nahouraii for his property at 1502 Bittern. We understand that Moise Nahouraii is asking for 1 foot variance for the upstairs master bedroom expansion. Moise Nahouraii's project has no impacts on our property including any privacy issues.

We support the approval of the 1 foot variance as per the plans submitted.

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Julian Morais

Date



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Gladys Morais

2/5/18

Date



# VARIANCE JUSTIFICATIONS

All three of the following findings must be made in order to approve a Variance application.

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The Sunnyvale Municipal code states that all three of the following justifications must be met before granting the Variance. Please provide us information on how your project meets all of the following criteria.

1. Because of exceptional or extraordinary circumstances or conditions applicable to the property, or use, including size, shape, topography, location or surroundings, the strict application of the ordinance is found to deprive the property owner of privileges enjoyed by other properties in the vicinity and within the same zoning district.

The master bedroom is 11 feet in width the current ordinance will make part of the room only 10 feet in width and this impacts the functionality of the room. The room will have an abnormal configuration.

There is no windows so the neighbor's privacy will not be impacted.

The adjacent neighbor at 1506 Bittern has reviewed the plan and they support the 1 foot variance.

I have a signed letter from them indicating their approval

The other option to meet the 1 foot restriction and pop out the wall above the 2 feet from the floor.

This configuration is not as desirable from the interior for use or the exterior visually.

**AND**

2. The granting of the Variance will not be materially detrimental to the public welfare or injurious to the property, improvements, or uses within the immediate vicinity and within the same zoning district.

**AND**

3. Upon granting of the Variance, the intent and purpose of the ordinance will still be served and the recipient of the Variance will not be granted special privileges not enjoyed by other surrounding property owners within the same zoning district.

If you need assistance in answering any of these justifications, contact the Planning Division staff at the One-Stop Permit Center.