



VARIANCE JUSTIFICATIONS

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

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.

Students from Homestead High School are using Samedra St as their “parking lot”. The situation is worsening as more off-street parking has been removed from S Mary Ave and Homestead Rd due to the addition of bicycle lanes. As the second house from Homestead Road, my property has been disproportionately impacted, essentially depriving me and my visitors of off-street parking and significantly impairing my use of the property.

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.

On the contrary, it will be quite beneficial to the public welfare and the vicinity by:

1. Alleviating the off-street parking crisis in the immediate area through the addition of on-premises parking after the change.
2. Helping to reduce traffic jams by making more space available for public traffic.
3. Providing a much safer street for pedestrians by improving visibility and reducing the number of cars parked off-street.

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.

Granting the Variance will still meet the ordinance's goals because it aims to improve public welfare by solving issues like off-street parking, traffic congestion, and pedestrian safety. These goals match the zoning ordinance's aim of creating a safe, functional, and harmonious community. The Variance won't give special privileges to one property owner; instead, it will benefit everyone in the area with better parking, less traffic, and safer streets.

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





