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June 17, 2019

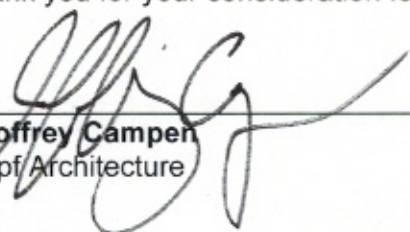
Sunnyvale Planning Department
Sunnyvale, CA

Re: Emry-Su Remodel, 1381 Sydney Drive (SDP Application 2019-7133)

Hi Shila, we would like to request a concession for this code/issue where the existing and proposed second floor does not comply with the minimum side setback requirement for our zoning district (7'-0" minimum). The existing and proposed second floor distance from the property line is 6'-3 7/16". There are several reasons we feel this is a reasonable request:

- One thing to note is that we looked back at our original survey and the actual distance from the neighbors side wall to the exterior finish of our house is 6'-3 9/16". This will be accurately shown in the drawings.
- All of the lots in this particular area are quite narrow, and there is not a lot of room for vertical expansions.
- This is a house/model that is essentially copied in various forms up and down this street. A number of the other models have a rectangular second floor(1385/ 1386/1393/1394 Sydney Drive) in lieu of the gabled second floor and in turn encroaches into the 2nd floor side yard setback as we are proposing. We are essentially asking for the same/similar conditions that a lot of the neighbors already have.
- Additionally, on this particular street, there are a number of zero setback townhomes (1368- 1375 Sydney Drive)
- As the differential is just 8-7/16", stepping the upper wall in that distance would create a difficult and expensive structural condition, and a negative architectural condition between the first and second floor that would be different that all of the other houses in the area.

Thank you for your consideration for this matter,



Geoffrey Campen
Klopf Architecture

Date: 17 JUN 2019