

Eva-Maria Merg  
1525 Norland Drive  
Sunnyvale, CA 94087  
Ph: [REDACTED]

August 14, 2015

Mr. Tim Maier  
tmaier@sunnyvale.ca.gov

RE: 1549 Norland Drive, Sunnyvale

Dear Mr. Maier,

I received a notice from Georgiy Novitskiy of SC Design Group (see attached) about proposed changes at the property on 1549 Norland Dr. into two smaller parcels of 5,401 sq ft. and 5,499 sq ft. with two new two story homes on a lot originally approved for one.

Since we bought our house at 1525 Norland Drive forty-five (45) years ago we have enjoyed the friendly quiet **single family** neighborhood. There is already a small rental unit beside the main house at 1549 Norland Dr. Would these changes have three rental units on a lot originally approved for one? Having the footprint of the proposed two story homes be cramped together or encroaching on the front yard would negatively change the look of this neighborhood. This property is the first impression of Norland Drive. Increasing the neighborhood density could negatively impact the value of homes on this street.

I'm also very concerned of the impact of too many cars on the corners of Norland Drive and Alberta both aesthetically and for safety. We now already have trouble at times to make either a right or left turn safely onto Alberta because of the many cars parked on the street.

**Please help us avoid this degradation of our neighborhood.** Your consideration of my concerns is greatly appreciated. Unfortunately I cannot be at the meeting at 1549 Norland Dr. on August 19th as I will be out of the country.

Sincerely,

  
Eva-Maria Merg



George Schroeder &lt;gschroeder@sunnyvale.ca.gov&gt;

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**File: 2015-7358**

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Geoff Flavell &lt;[REDACTED]&gt;

Sat, Sep 12, 2015 at 5:36 PM

To: gschroeder@sunnyvale.ca.gov

Cc: Limay Flavell &lt;[REDACTED]&gt;

Dear Mr. Schroeder,

I am the owner of the multi-residential property located at 697 Grand Coulee, Sunnyvale Ca. I am writing you about the proposed planning variance and or exception for the property located at 1549 Norland Dr. This property is located with only one other property between ours. In short, my wife and I are fine with the proposal, kindly approve so it may move forward.

Sincerely,

Geoff and Limay Flavell

Sept. 23, 2015

George Schroeder  
City of Sunnyvale  
Community Development Department  
[gschroeder@sunnyvale.ca.gov](mailto:gschroeder@sunnyvale.ca.gov)

Re: Proposed changes at 1549 Norland Dr. Sunnyvale

Dear Mr. Schroeder,

This is to bring to your attention our concern regarding the proposed changes at 1549 Norland Dr. The proposed project is to subdivide the lot into two smaller parcels of 5,401 sq. ft. and 5,499 sq. ft. These parcels will be developed with two single family two story homes.

We have been residents of Sunnyvale on Norland Dr. for over 32 years and have enjoyed the peace and quiet of this neighborhood. Our concern is the subdivision of the current lot into two smaller lots which are less than the minimum requirement in the R2 zoning district. Cramping two big two story houses in such small lots will definitely affect the look and feel of the neighborhood. Norland Dr. is a very short street with only eleven mostly single story ranch style homes. The floor area ratio of these proposed two story homes is less than desirable, not compatible with our neighborhood, and is unacceptable to the neighbors. The minimum lot size requirement of our zoning district is here for a reason and should not be deviated. We do not mind if the owner would build a new 3,000 sq. ft. home on the existing lot, and not divide the lot into two.

Other impact of these proposed changes is more cars will inevitably be parked on the street. Street sweepers will have difficulty keeping the street clean. As a result, drains and pipes will clog up in the winter with debris, Liquid Amber seed pods etc. Getting into Alberta from Norland is already a safety issue with so many cars parked on the corners making it impossible to see oncoming traffic. Ever since an in-law unit was added to the lot, and both the main house and the in-law unit have been made into rentals with a yoga studio, trying to make a right turn on red onto Hollenbeck is impossible with cars parked on Alberta to Hollenbeck.

If this project is allowed to go through, it will definitely set a bad precedence for our neighborhood. We have three similar sized corner lots on Norland Dr. What would prevent other owners from asking for similar deviations and cramp more large houses on this street.

The proposed development is not possible within the existing City code. So, why even consider it. Therefore, we urge the Planning Committee to deny the proposed change request, and keep the integrity of this neighborhood intact.

Sincerely,

Amy and Hans Reimann  
1526 Norland Dr.