



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.

THE LOT IS IN A CORNER AND HAS AN IRREGULAR SHAPE. THE PROJECT OBSERVES CONTINUATION OF THE EXISTING BUILDING LINE.

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.

THE PROJECT WILL PROVIDE A BETTER LOOK AND FEEL TO THE NEIGHBORHOOD, AND WILL BLEND IN MATERIALS AND COLORS SIMILAR TO THE VICINITY PROPERTIES

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.

THE DIFFERENCE ON THE BUILDING HEIGHT IS NOT THAT MUCH. THE EXISTING 8'0 PLATE WILL REMAIN. THE NEW ROOF WAS CONCEIVED AS A HIP AND VALLEY TO REDUCE BUILDING HEIGHT, INSTEAD OF GABLE ROOF.

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