



Sunnyvale

## **Variance Justification for 938 W Cardinal Dr**

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.

1. Unlike a conventional rectangular lot, 938 W Cardinal Dr. features a pie-shaped configuration. The existing house has been strategically rotated on the lot to face the front street. However, this arrangement results in a substantial portion of the lot being cordoned off to the right, without serving either as accessible backyard space or easily usable area. The lot's unique shape and the orientation of the primary house significantly impacts its effective use within the required setbacks, similar to neighboring properties. It prevents the owner from fully enjoying and optimizing the lot as their neighbors do.

**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.

2. By aligning the proposed garage parallel to the rear side, the property owner can maximize the utilization of the lot without adversely affecting the surrounding area or compromising the privacy of neighboring 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.

3. By approving this variance, the property owner will maintain their single-family dwelling status, complete with a two-car garage, standard-sized home, and backyard—similar to what their neighbors are currently enjoying 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.