



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.

Due to property size/shape and surrounding zoning districts, the project location was carefully evaluated and selected to comply with City ordinance.

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 granting of the Variance for a mechanical enclosure/wall surrounding our systems will not be materially detrimental to the public or injurious to the property, improvements, or uses. Our equipment is certified by local air quality board, therefore there will be no potential harm in the surrounding area.

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 granting of the Variance would not be a special privilege for an industrially zoned property as a variety of mechanical equipment are associated with industrial uses and this site and its use is in keeping with the base industrial zoning district for this site.

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