



# 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 ZONING DOES NOT REALLY MATCH WITH THE RECENT USE OF THE PROPERTY. THE EXISTING ZONING IS R-1.5 AND OUR PROPERTY IS USE AS A RECREATION FACILITY.

**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 TWO NEW CANOPIES ARE GOING TO BENEFIT THE USE OF THE PROPERTY AND OUR EXISTING BUILDING.

**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 ORDINANCE IS MEANT FOR RESIDENTIAL USE IN A RESIDENTIAL ZONING DISTRICT. THE EXISTING USE IS RECREATION IN AN EXISTING FACILITY.

THE EXISTING AREA FLOOR AREA INSIDE THE PROPERTY IS 4,099 SF AND THE TOTAL AREA OF THE NEW CANOPIES IS AROUND 1,700 SF.  
THE NEW CANOPIES ARE TO BE USE FOR THE FACILITY.

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