



VARIANCE JUSTIFICATIONS

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All three of the following findings must be made in order to approve a Variance application.

PLANNING DIVISION

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 USABLE OPEN SPACE IS PROPOSED TO BE LOCATED AT THE FRONT FACING MARIA LANE AS IT ALLOWS THE PRIVATE DRIVEWAY TO BE AT THE REAR AND OCCUPY THE ENTIRE BACKSIDE. THIS CONDITION IS SIMILAR TO THE PROJECT AT THE NEIGHBORING EAST SIDE.

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 USABLE OPEN SPACE WILL BE THE FRONT PATIO. IN THE FORM OF A STOOP. THIS AREA IS RAISED FROM THE SIDEWALK AND IS SCREENED BY TREES FOR PRIVACY AND VISUAL AND ACOUSTICAL COMFORT.

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 STOOP WILL BE A USABLE OUTDOOR SPACE. IT WILL BE CONSISTANT WITH THE NEIGHBORING BUILDINGS PARTICULARLY WITH THE NEIGHBORS ON THE EAST.

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