

July 9, 2015

To: Sunnyvale Planning Commission

Dear Commissioners,

We, the Avagyan family, would like to rebuild our house to gain more space.

We are a large family and we plan to grow even more. We plan to have 4 children and we are successfully executing on that plan. We have one year old son, another child is already on the way, and two more children are planned. Also, our elderly retired parents live with us. For that reason, we need additional space to accommodate the growing demands of our family.

The proposed house goes slightly above the recommended FAR. Yet, we feel it will fit our neighborhood for the following reasons:

- 1) We are exceeding minimum setbacks.
- 2) There are no deviations from City regulations or zoning.
- 3) 813 Tamarack Lane, located 100 feet away on our side of the street, was approved for 3,176 sqft.
- 4) The most recent Design Review approved by the Commission within the vicinity is located 400 feet away on 1124 Lily Avenue. On April 28, 2014, the Planning Commission approved a first and second story addition, resulting in a 55% FAR.
- 5) Subdivision of 51 homes by Toll Brothers, located 500 feet away, were approved for 63-64% FAR.
- 6) Our street is in a welcome and long-awaited transition toward a more beautiful condition. 3 new houses with very similar size, plate heights, and design were built just within the past year, 2 of them on our side of the street. 805 Tamarack (3,029 sqft), and 808 Tamarack (3,045 sqft). (170 ft away)

While on paper, the FAR is slightly above the recommended, in actuality, the proposed house will have the same size, plate height, and design as the other 3 houses built on our street within the past year. These houses are 170 feet away from us. In fact, it is the same cookie-cutter design and build. The only difference is that we are disadvantaged by a substandard lot size.

We were glad the other 3 houses got approved, which made our street more beautiful. As homeowners vs. investors, we tried to pay close attention to design elements of the facade, which, while costlier for us, would make our street even prettier and coherent with the times and increase our neighboring houses' values. In fact, after the public notice went up, several of our immediate neighbors came up to us and expressed their admiration of the design, size, height, and quality, and appreciation of what we are doing for our street and their houses' values.

Thank you for your time and assistance with this matter.

Sincerely yours,

The Avagyan Family

825 Tamarack Lane, Sunnyvale, CA 94086