

2015

APN 313-14-005

Tamir Reshef

[1464 RAMON DRIVE; FILE 2015-7411, STUFF'S DENIAL APPEAL]

In my appeal below I will show that it is impossible for me to add a parallel-parking double car garage without a large expense and impact to our day to day life resulting in unreasonable hardship to our family. Hens I will be asking to revision my plans and remove the garage requirement all together and make sure the proposed house area is lower than 1,800SFT or alternatively to include tandem covered parking instead of parallel covered parking. Relevant pictures are included in appendix A.

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Executive summary

On April/02/2015 I was granted a permit to renovate my house. Because my house is not efficiently positioned on the lot; it is impossible for me to add a parallel-parking double car garage without a large expense and losing our current dining and family room hence resulting in unreasonable hardship to our family.

Hardship components:

1. Way of living, our family day to day life revolves around the dining area whether if it is eating breakfast with the kids or inviting friends over for dinner trying to build a support community as our families are far away (first generation of immigrants).
2. Traditions and observance, our traditions observances are family-centric including large family gathering/meals, losing our dining and family area affect that.
3. Appearance and day to day usability, not only have we lost our dining room, our small house now looks disproportional with unusable trapezoid shaped area next to the kitchen with a window that is 'stuck' next to the wall corner. Dining room will need to move to where the family room is which forces us to pass around the dining table and chairs every time we go to the living room. Having acquired all this debt to end up with an ugly and hard to use house adds a lot of frustration and stress to our life.
4. Financial, having to tear down the north west wall will equate to **\$80,000-\$100,000** extra cost; as a single provider for a family of four this will put unreasonable strain on my day to day life

In light of the above we ask to be able to revision our plans to include tandem parking. Below you will find:

1. Background data
2. Hardship reasoning
3. Suggested remedy
4. Neighborhood impact
5. Conclusions
6. Appendix with supporting images and neighbor signatures and some builder quote for the original plan (2014-8076).

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Background: On April/02/2015 I was granted a permit to renovate my house. Because my house is not efficiently positioned on the lot; it is impossible for me to add 17' wide parking space without an unreasonable expense and losing my dining area in order to accommodate the double car garage, ordinance. Below is my house on the lot compared to my neighbors, please refer to image one and two in appendix.

For example, looking at my immediate neighbor (1474 Ramon); because his house layout is strait with property line he had no issue adding a double garage.

Please refer to image three.

All the lots in our neighborhood are narrow and long (75' wide, 104' deep), please refer to the county assessor parcel map in the next page. However it affects me more than others because my house is positioned less efficiently on the lot than neighboring houses. Please refer to image four.

The, above, circumstances lead to my current approved plan below which results in unreasonable hardship to our family:

Please refer to image five; Current plan, A1 cutout.

Hardship reasoning:

The practical loss of our dining area affects us on several aspects

1. Way of living, our family day to day life revolves around the dining area whether if it is eating breakfast with the kids or inviting friends over for dinner trying to build a support community as our families are far away (first generation of immigrants).
2. Traditions and observance, our traditions observances are family-centric including large family gathering/meals. As both of our families live outside the states, travel cost/time is significant. When they come they stay for extended period of time. They use to stay in the family room; now that we had to push my dining room into where the family room it became increasable harder to have family over for the high holidays and observe our traditions with the cramped dining space.
3. Appearance and day to day usability, not only have we lost our dining room, our small house now looks disproportional with unusable trapezoid shaped area next to the kitchen with a window 'stuck' next to the wall corner. Dining room needs to move to the old family room which forces us to pass around the dining table and chairs every time we go to the living room. Having acquired all this debt to end up with an ugly hard

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to use house to our taste adds a lot of frustration and stress to our life.

4. Financial, having to tear down the North West wall of our house have grave financial implications; please refer to image six, S1.

having to dig to check if we need to reinforce the foundations will lead to:

- a. Having to reinforce foundations
- b. Since our old flooring is obsolete and nowhere to be found we'll have to bear the cost of replacing the flooring for all living areas of the house (1,200SQFT)
- c. Pipes and HVAC connections to old dining, kitchen and family room, will have to be replaced
- d. Roofing and framing for the old dining room area and family room will have to be replaced; please refer to image seven, S2.
- e. Displacement of Family/guest room, since my dining room was pushed to where the family room used to be, I had to build a new family room behind the new garage; please refer to image eight, A2.
- f. Stress/cost during construction, having the construction project invade our living space, might deem it unlivable forcing us to seek alternative housing, and in the best of cases we'll be living inside a construction site.

In summary Quotes I got on my current project were in the order of \$200-250/SQ.FT. The above equates to \$80,000-\$100,000 extra cost.

Suggested remedy:

A simple remedy to the above will be removal of the requirement to build a garage and make sure the proposed main building area is smaller than 1,800SQFT. Like other houses that was recently remodeled in the neighborhood (1473 and 1374 Ramon Dr.). An alternative, resolution would be tandem parking, please refer to image nine, new A1.

If approved the main building will stay intact and habitable during the project. It will be maintaining the original; family room, dining rooms, flooring and roofing of the current house.. Building footprint and lot coverage will hardly be impacted or decreased:

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Current approved datasheet VS the proposed tandem one:

Parallel parking

PROPERTY DATA

ADRESS: 1464 RAMON DRIVE, SUNNYVALE
SINGLE FAMILY RESIDENCE
ONE BUILDING ON SITE
APN 313-14-005
ZONING R-1
LOT SIZE 9300 SQ. FT.
(E) LIVING AREA 1438 SQ. FT.
(E) GARAGE AREA 377 SQ. FT.
(E) STORAGE SHED 120 SQ. FT.
(E) FRONT PORCH 53 SQ. FT.
(E) LOT COVERAGE 1988 SQ. FT.
(E) F.A.R. 21.37%
(E) LOT COVERAGE RATIO 21.37%

PROPOSED LIVING AREA ADDITION 547 SQ.FT.
PROPOSED ACCESSORY BLDG 400 SQ. FT.
(N) LIVING AREA 1985 SQ. FT.
(N) OFFICE/STUDIO 400 SQ. FT.
TOTAL (N) LIVING AREA 2385 SQ. FT.
PROPOSED (N) GARAGE REPLACEMENT 401 SQ. FT.
(E) FRONT PORCH 53 SQ. FT.
PROPOSED (N) LOT COVERAGE 2839 SQ. FT.
(N) F.A.R. 30.53%
(N) LOT COVERAGE RATIO 30.53%

Tandem parking

ADRESS: 1464 RAMON DRIVE, SUNNYVALE
SINGLE FAMILY RESIDENCE
ONE BUILDING ON SITE
APN 313-14-005
ZONING R-1
LOT SIZE 9300 SQ. FT.
(E) LIVING AREA 1438 SQ. FT.
(E) GARAGE AREA 377 SQ. FT.
(E) STORAGE SHED 120 SQ. FT.
(E) FRONT PORCH 53 SQ. FT.
(E) LOT COVERAGE 1988 SQ. FT.
(E) F.A.R. 21.37%
(E) LOT COVERAGE RATIO 21.37%

PROPOSED LIVING AREA ADDITION 148 SQ.FT.
PROPOSED ACCESSORY BLDG 400 SQ. FT.
PROPOSED TANDEM GARAGE 755 SQ. FT. (NET)

(N) TOTALS
(N) LIVING AREA 1586 SQ. FT.
(N) OFFICE/STUDIO 400 SQ. FT.
TOTAL (N) LIVING AREA 1986 SQ. FT.
(N) GARAGE REPLACEMENT 815 SQ. FT. (GROSS)
(E) FRONT PORCH 53 SQ. FT.
PROPOSED (N) LOT COVERAGE 2854 SQ. FT.
(N) F.A.R. 30.69%
(N) LOT COVERAGE RATIO 30.69%

The north wall of the garage, office and master bath stay identical to the current approved plan keeping most of the views identical.

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Neighborhood impact:

AS I will be building within the setbacks of my property it will not be a materially detrimental to the public, if you look at the Google street view picture below; looking from the street to the property, the garage will go all the way out to where the minivan is parking keeping same shape, height and color as the property therefore not injurious to the property, improvements or uses within the immediate vicinity and within the same zoning district. Please refer to [image 10](#).

Upon granting of the revision I will still be able to park both my cars within property lines and will not be granted any special privileges not enjoyed by other surrounding property owners within the same the same zoning district. Below are some examples of houses recently re-modeled in my vicinity that I have downloaded from Zillow.

Starting with a house diagonally across the street from me:

- Please refer to [Image 11](#), which have [four bedrooms](#), two baths **no** two cars garage.
- 1370 Ramon drive, recently re-modeled, no garage: please refer to [image 12/13](#)
- 1417 Norman Dr; [6 beds](#) · [5 baths](#) · [2,675 sqft](#) currently selling; no garage: please refer to [image 14](#)

In conclusion:

We only seek to add an office, three bathrooms and increase dining room space to our house so we can move our current office-space from our third bedroom hence giving each of our kids a room. After which, we will not own the largest house in the neighborhood nor will we invade any public space. Our home will remain a single story house keeping the original design spirit of the Raynor neighborhood alive.

Thank you for considering our application,

The Reshefs.

1464 Ramon Drive; File 2015-7411, Stuff's denial appeal

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Appendix: supporting images

Image one:

1464 Ramon Dr, Sunnyvale, CA 94087

Street View Search nearby

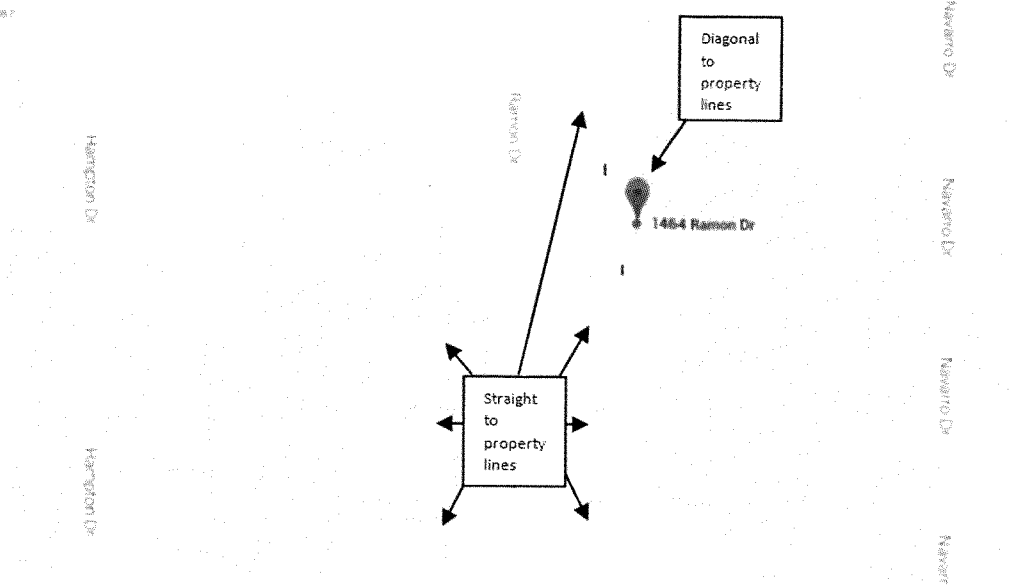
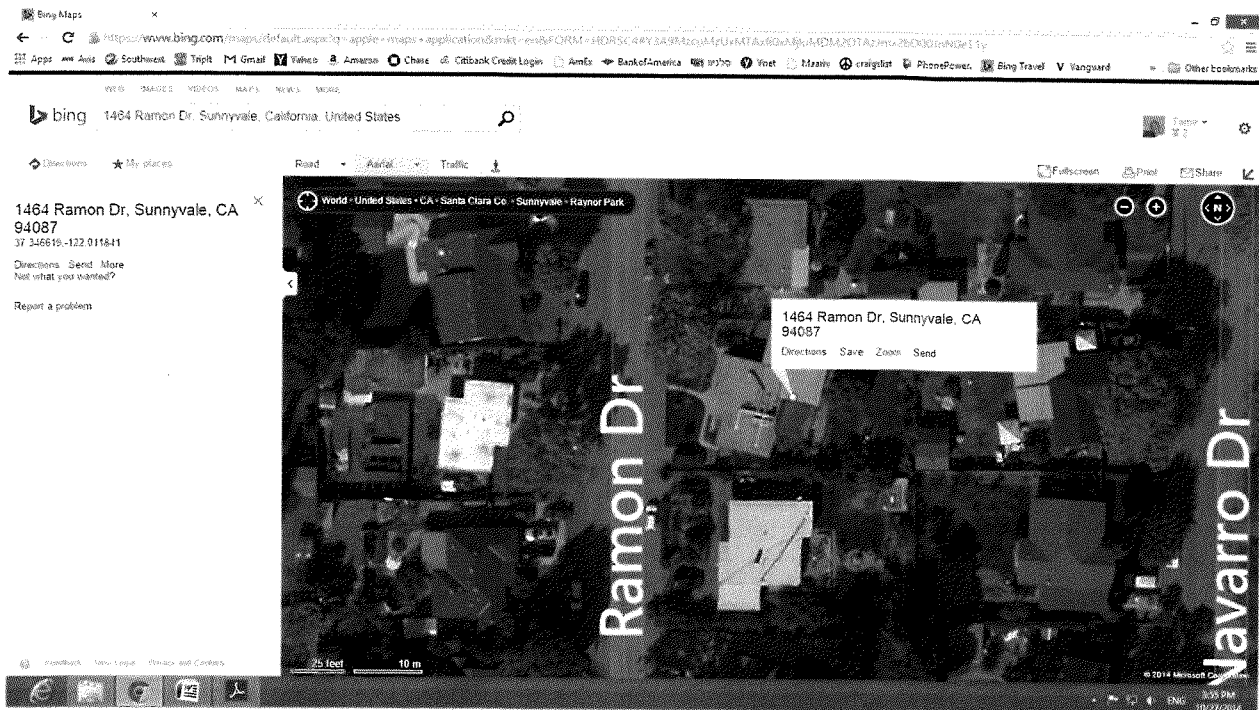


Image two:



1464 Ramon Drive; File 2015-7411, Stuff's denial appeal

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Image 3:

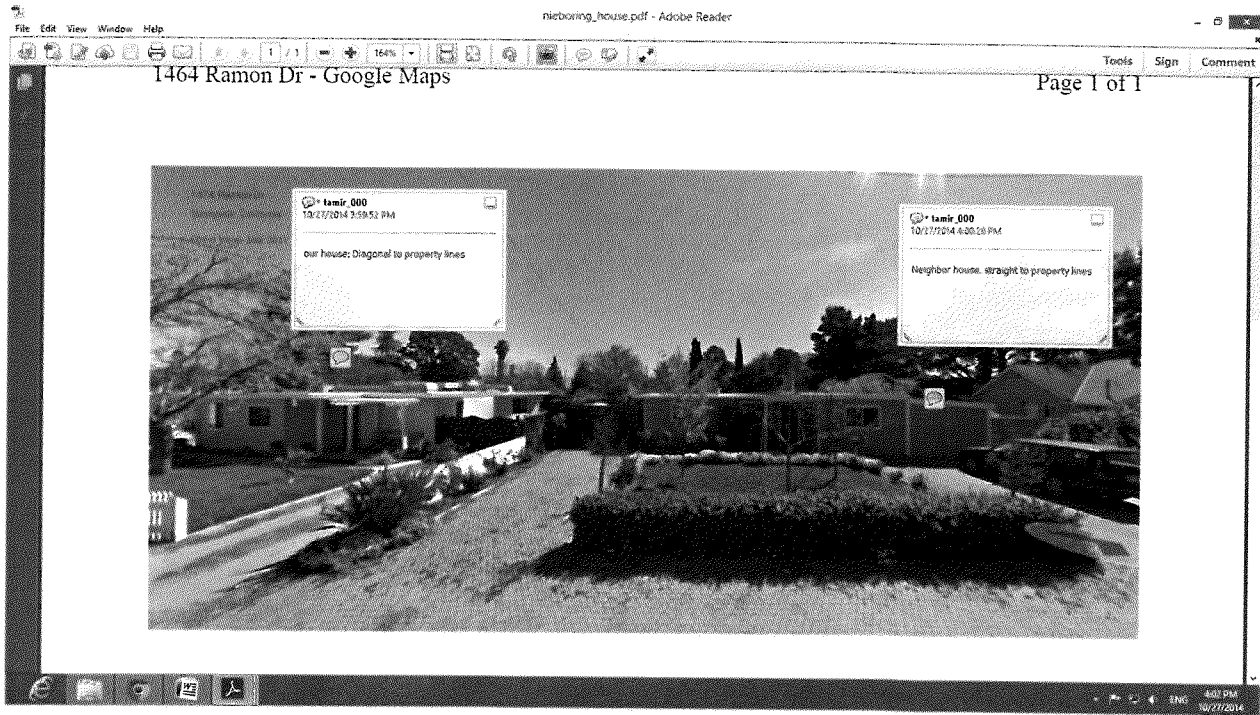
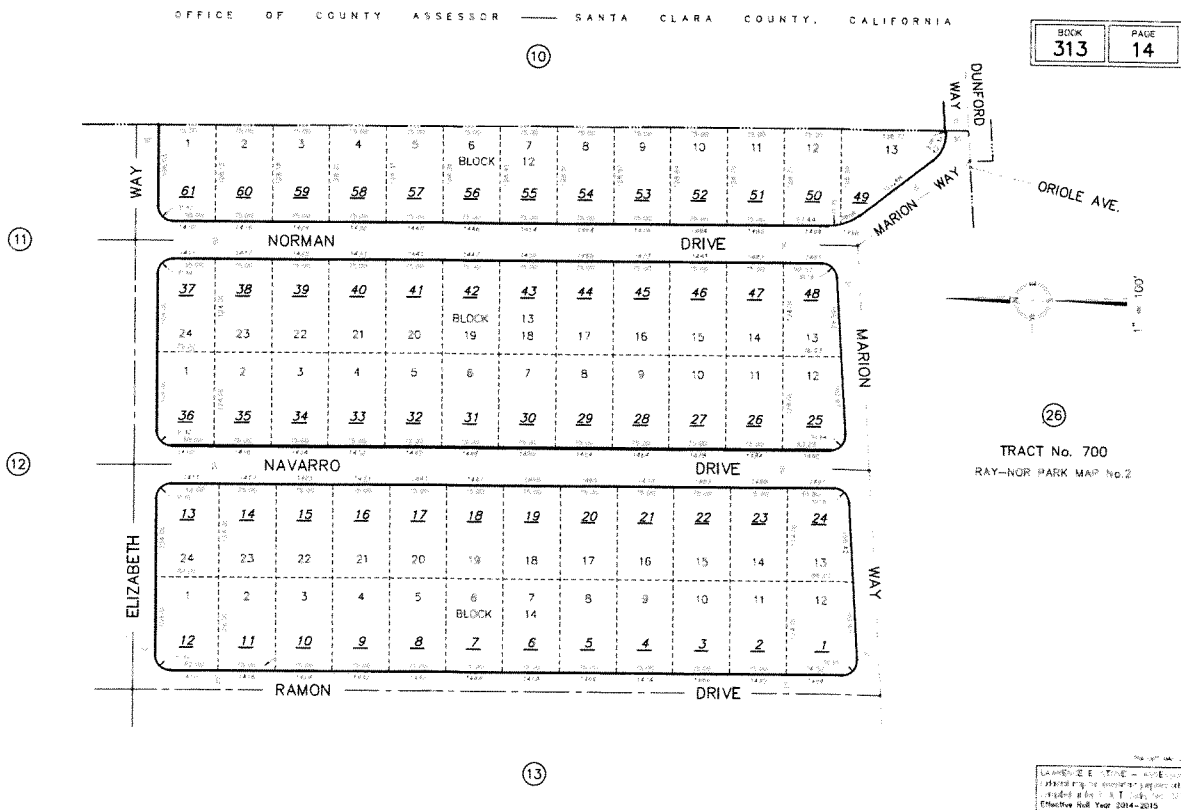


Image four:



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Image five: Current plan, A1 cutout

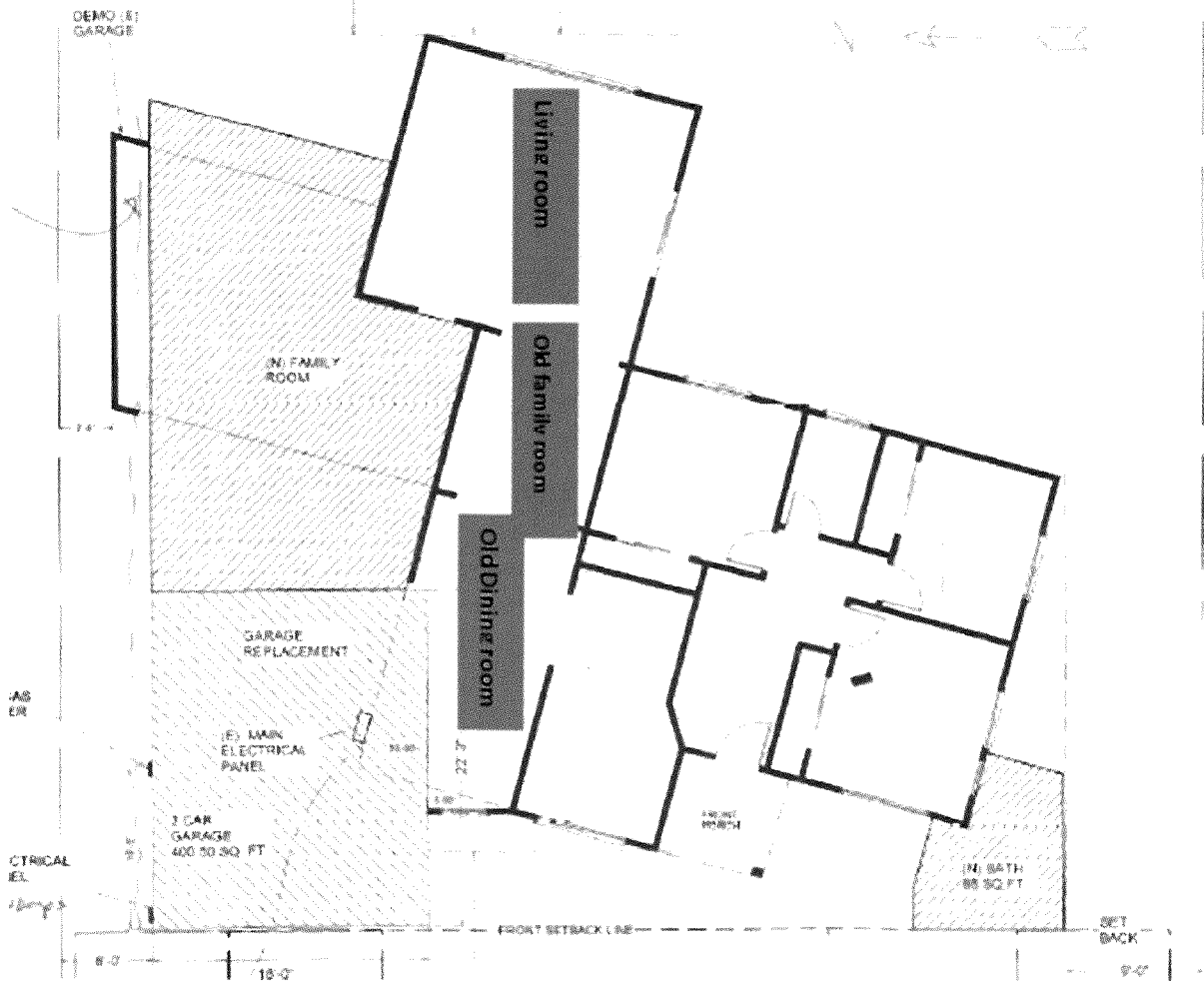
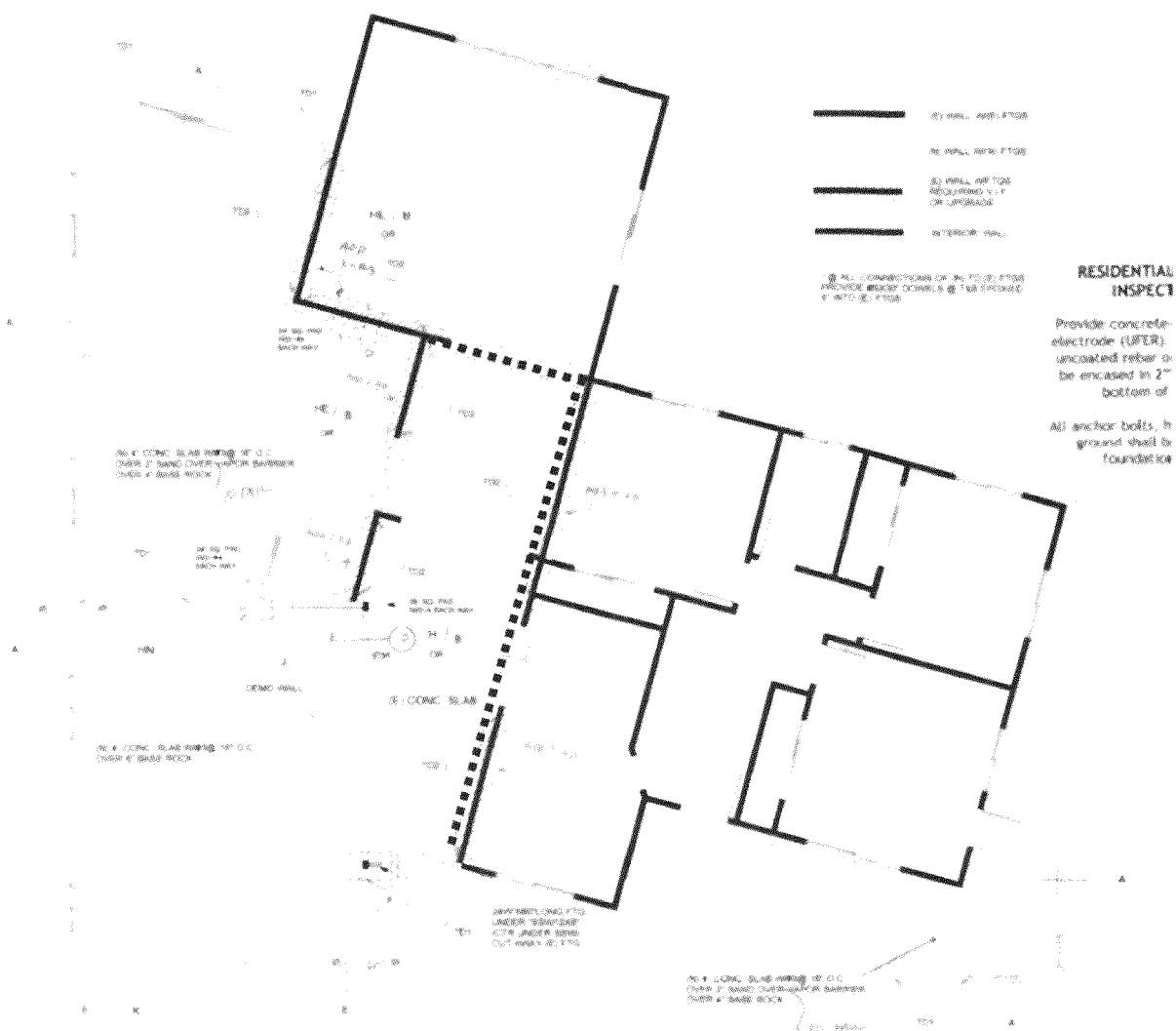
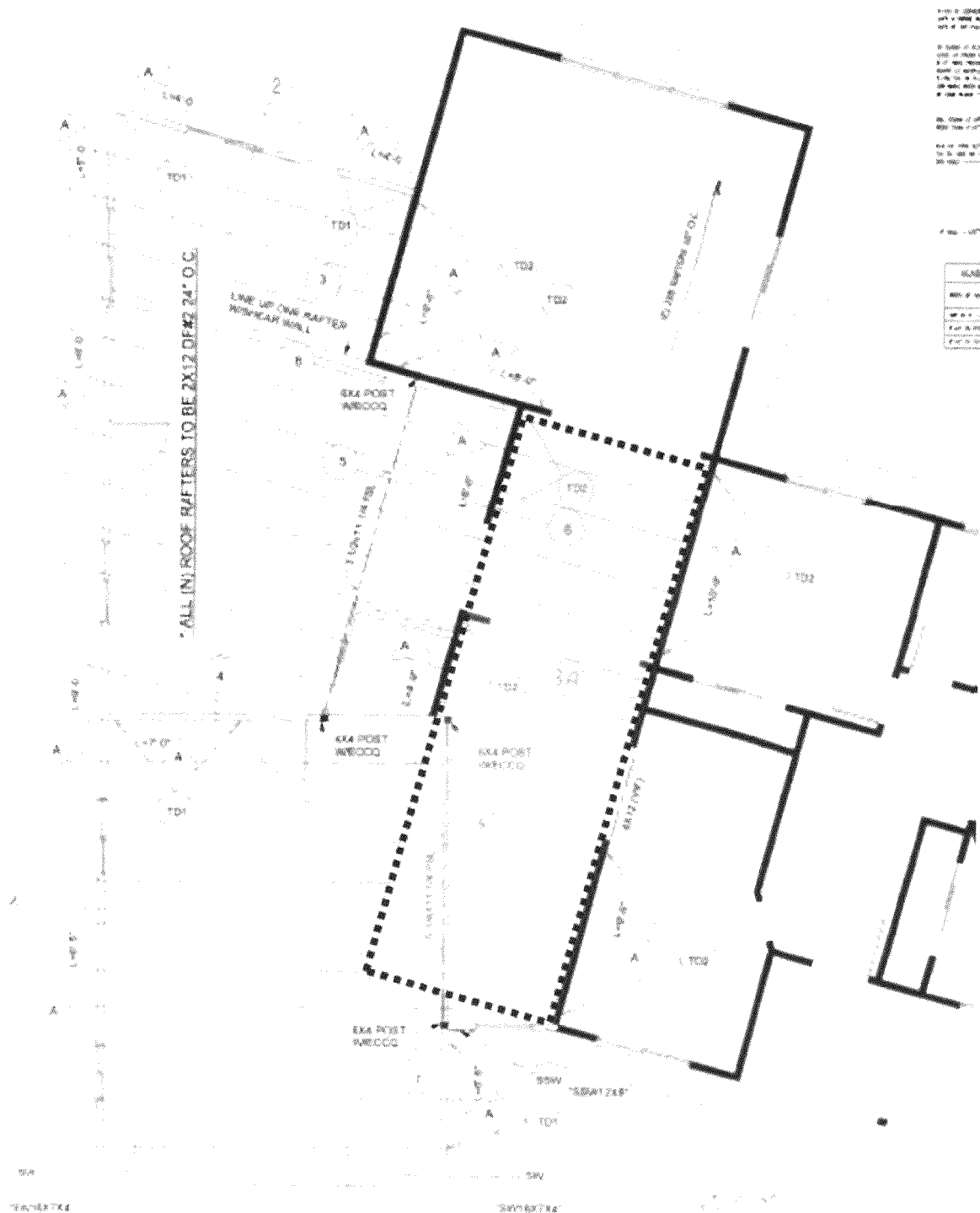


Image six: S1



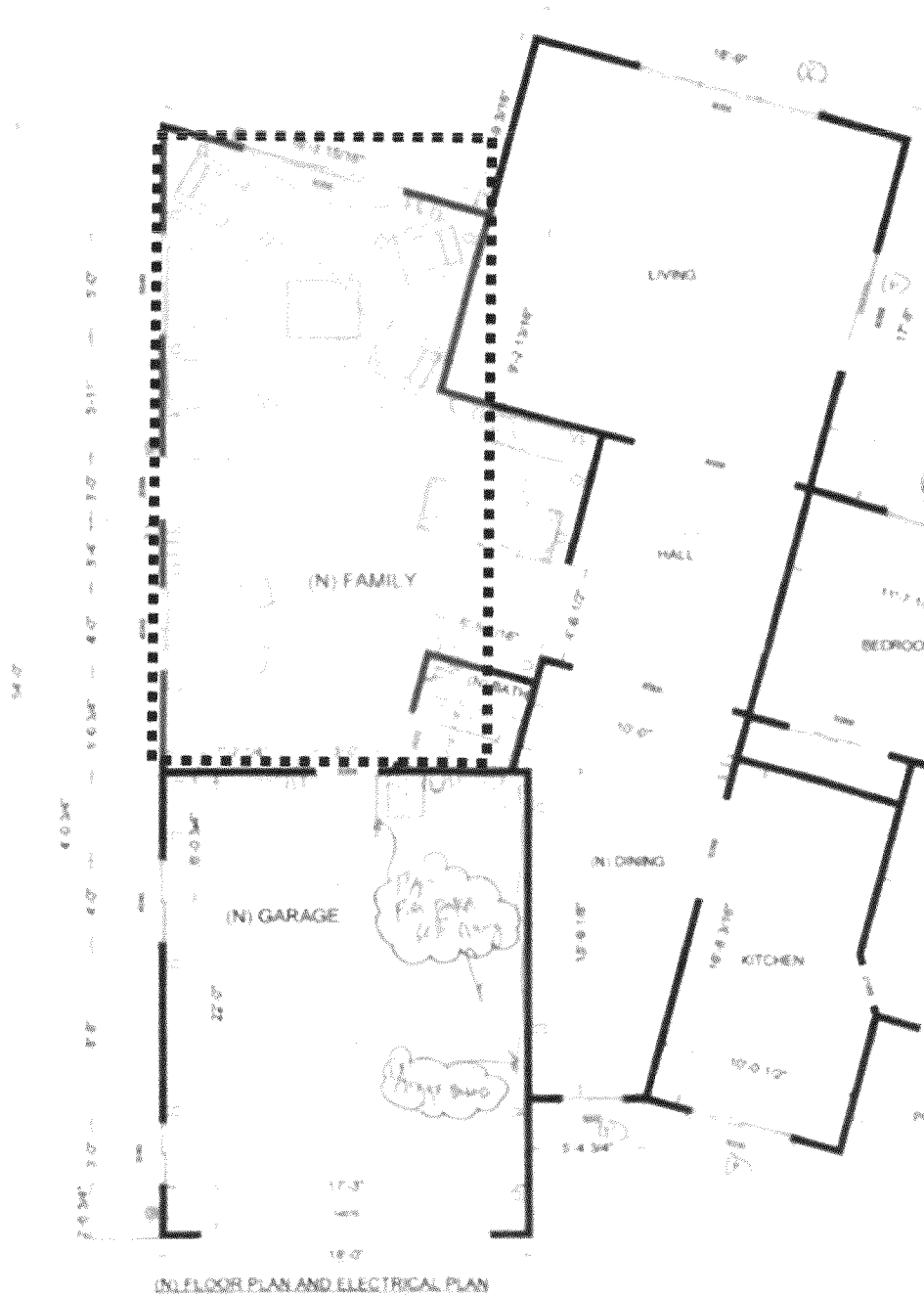
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Image seven: S2



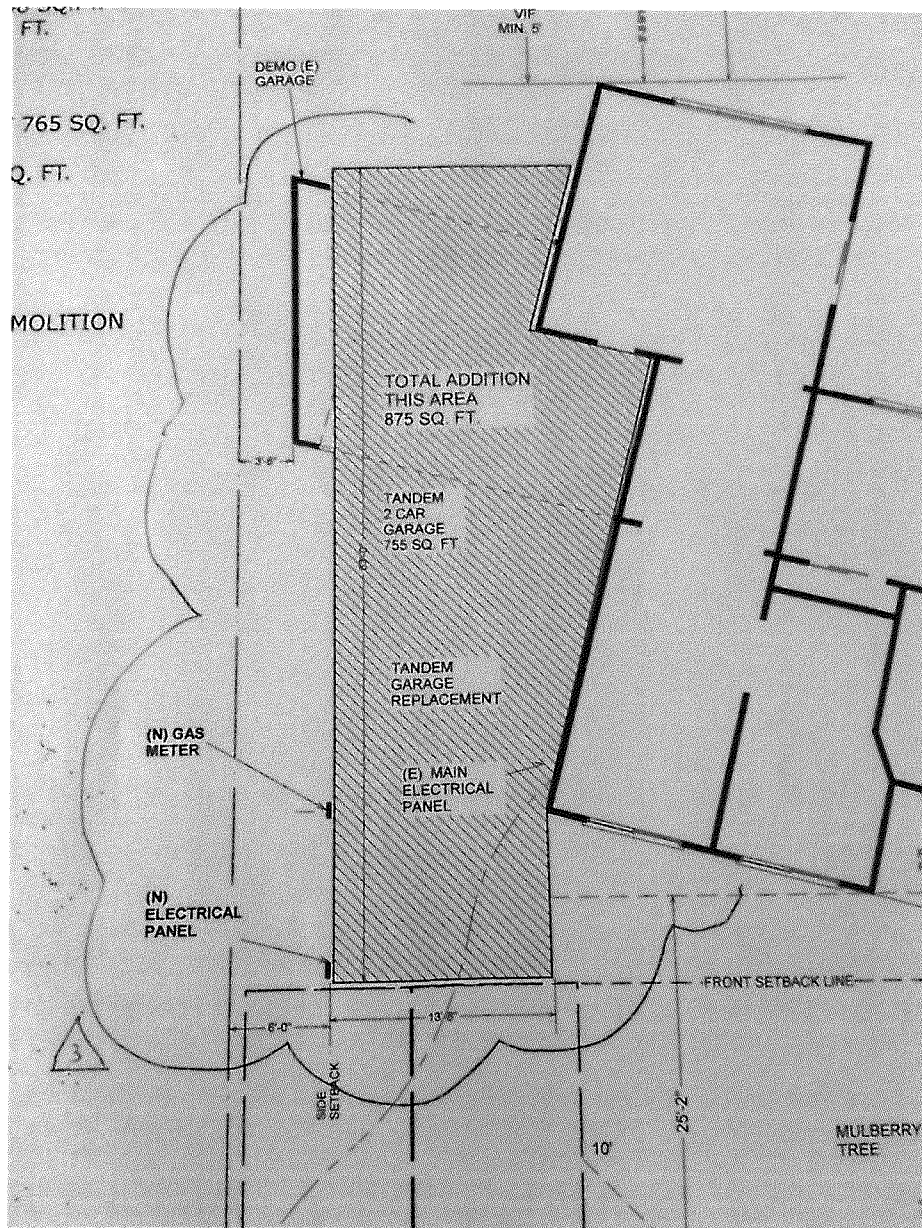
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Image eight: A2



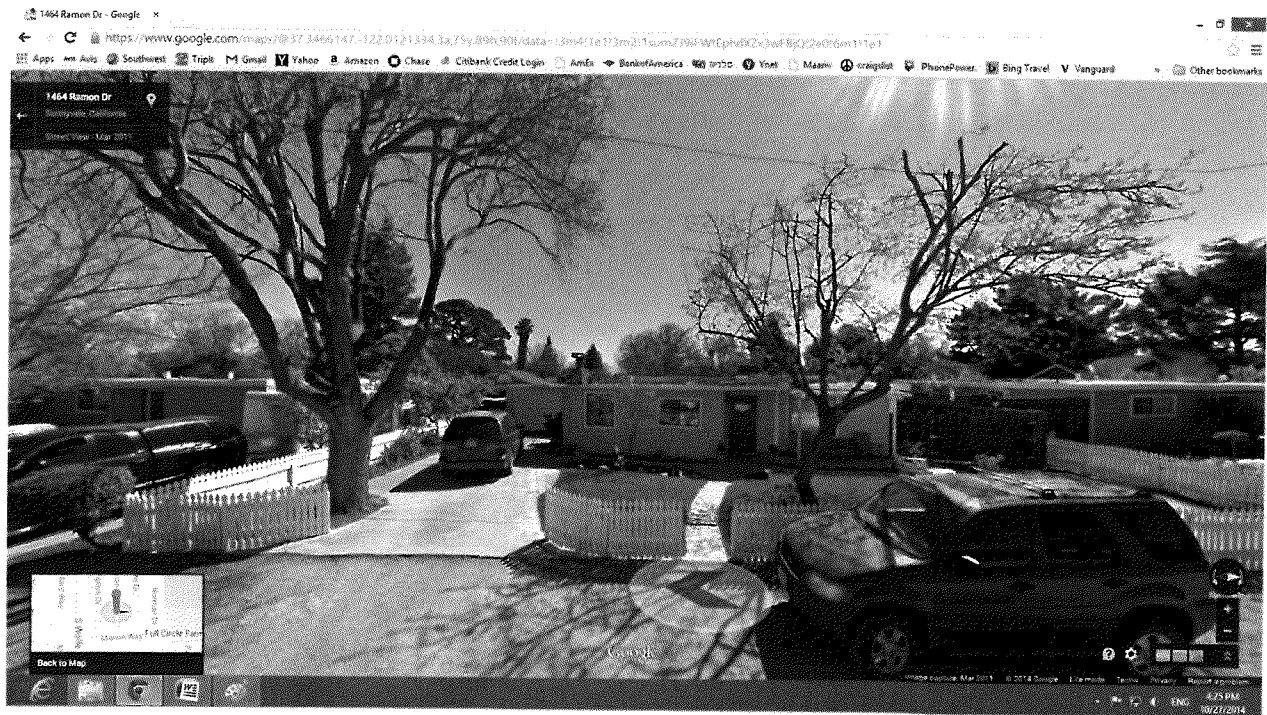
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Image nine, new A1:



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Image 10:



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Image 11:

California · Sunnyvale · Raynor · 1473 Ramon Dr



1473 Ramon Dr
Sunnyvale, CA 94087
4 beds · 2 baths · 1,580 sqft

SOLD: \$1,418,000

Sold on 10/03/14

Zestimate®: \$1,190,326

Est. Mortgage

\$5,308/mo 

See current rates on Zillow

Sign Up: Free Equifax Credit Score!

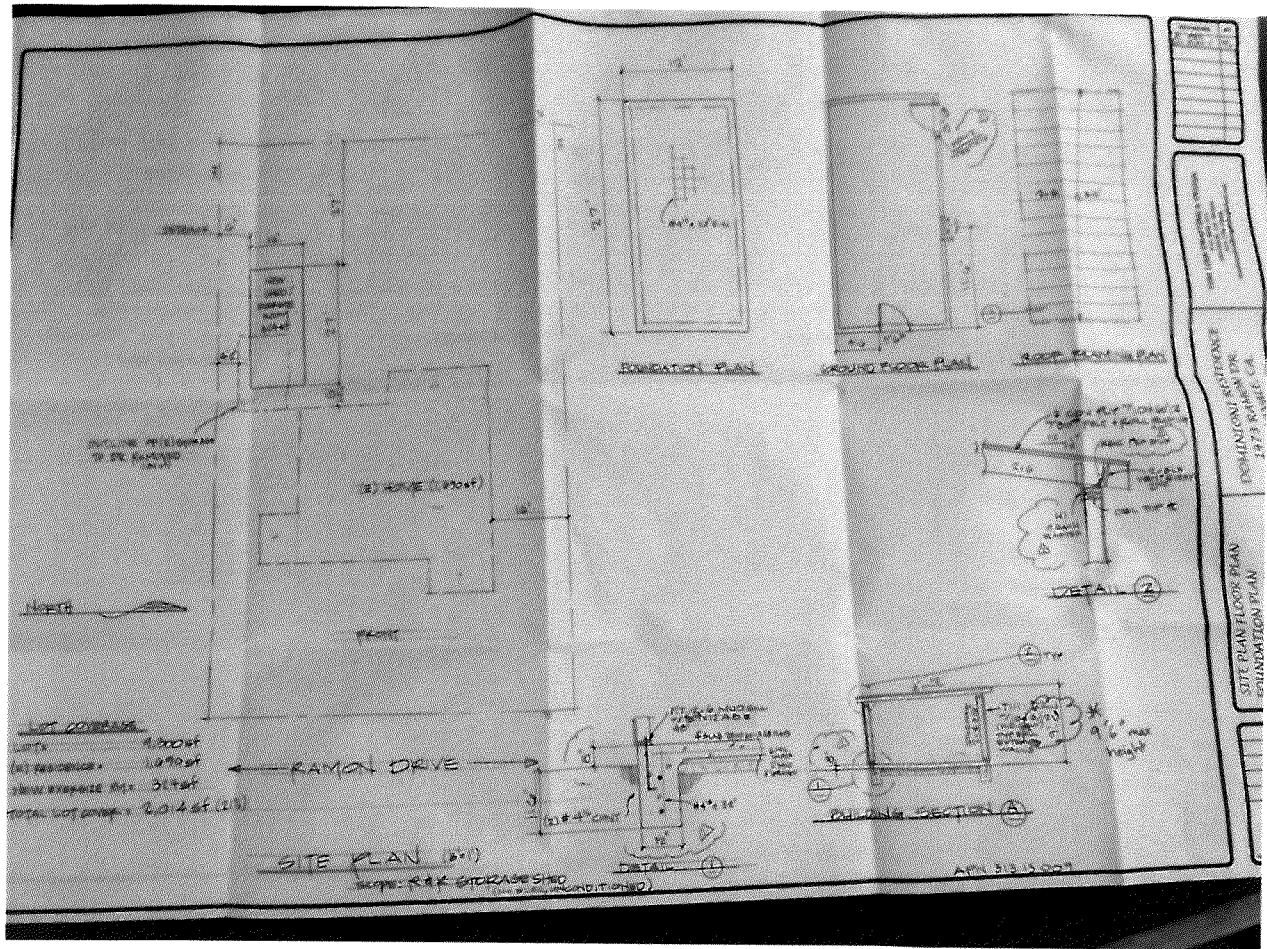
Remodeled & Move in Ready! Convenient Location-LGE
Landscaped Lot. Hardwood Flooring in Living Space. New
Carpeting in Bedrms. New Dual Pane Windows-New Roof.

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Image 12/13:



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Image 14:



California · Sunnyvale · Raynor · 1417 Norman Dr



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1417 Norman Dr
Sunnyvale, CA 94087
6 beds · 5 baths · 2,675 sqft

FOR SALE
\$1,349,000
Zestimate®: \$1,554,226
Est. Mortgage
\$5,050/mo  
See current rates on Zillow
See your 2014 Credit Score from Equifax

MUST SEE! 6 BEDROOMS 5 BATHROOMS FRESH PAINT INSIDE
WITH NEW CARPETING THROUGH-OUT

Tamir Reshef

File 2015-7411


1464 Ramon Drive

Neighbor signatures 7/12/2015

Appeal staff denial of the design review application :

Dear Planning Commission members,

As part of my appeal package I've went out and asked for my neighbor's support below please find the statement signature and house number. **Statement: we understand that our neighbor ,1464 Ramon DR., is asking to be allowed to build tandem parking due to his special circumstances, we support this request.**

House Number	Name	Signature
1473	Dominioni	
1483	IRENE CORLEY	I. S. Corley
1447	Robin Downey	Robin Downey
1433	Natasha Gelfand	N gelfand
1440	MARTIN Mc GRATH	Martin J. McGrath
1454	Star LINDSTROM	Star Lindstrom
1450	KARL LINDSTROM	Karl Lindstrom
1484	JOCHANNA J. BLANKIER	J. Blankier
1491	Mary Sullivan	Mary Sullivan
1489	PAUL WOODRUFF	P. Woodruff

Sincerely,

Tamir Reshef

Home owner

File 2015-7411

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Below please find builder proposal as a price indication for current project.

JMC

General Construction & Plumbing

DATE	8-26-14
------	---------

Joseph Mosquera (contractor)

1017 El Camino Real #178

Phone: (650) 400-5022

Redwood City

Email: joseph01jmc@gmail.com

To:

New addition and home remodel

Description of the job	Total
Demolition	
Remove fire place and part of the garage	
Remove wall of the existing dining room for the new garage wall	
Remove dirt for a wall foundation	
Foundation	

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New wall foundation for new family room

Slab foundation for garage

Slab foundation for detached studio and bathroom

Framing

2x4 walls and partition according to the drawing

2x for flooring according to the plans

Pressure treated where concrete meets wood

2x for ceiling and roof framing according to the plans

New shear walls where city requires and plans also

New strong wall in front of the garage door

Gable roof framing for the studio

Insulation

New insulation for all exterior walls

R13 for walls, R19 for under floors , R30 for ceiling and roof

Roof

New roof over new construction

Match existing room

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Composed shingles for the studio

Exterior siding

Match existing siding T11 redwood siding

Same siding for the studio

Plumbing

New plumbing for the 3 bathrooms and laundry room

ABS material for all drain system

4" as main drain with clean outs needed for the city

New high efficient Tankless water heater out side

Copper pipe for the new addition and where ever is accessible

Copper lines for studio's bathroom

New water line and meter for the fire sprinkler systems

New water reducer if needed by the city

Move gas meter to a new location

New hook ups for laundry room

Electrical

New electrical connections for the new additions

New main panel by the garage

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New sub panel for the studio

New service to 200 AMP

Master bathroom, family room's bathroom and studio bathroom

New walk-in shower

New toilet installation

New exhaust fan installation

New led light over the shower and toilet

New gfi and motions sensor

New tile installation

All fixture are not included in price

Only installations

Shower door is extra

Family room

New recess lighting

New skylight

3 new windows (low-e, high efficient)

One exterior door (fiber glass)

One garage door (metal door)

New crown molding, new baseboard and new trim

Match existing

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Garage

New skylight

New lighting

New 2 windows (low-e, high efficient)

One garage door (not included in the price)

One exterior door fiber glass

Studio

5 new windows (low-e, high efficient)

one exterior door

one interior door

new recess lights

new plugs

New crown molding, new baseboard and new trim

Match existing of the house

Paint

Exterior paint match existing

New interior paint

All labor and materials is included unless is noted

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All dumping fees are included

All construction process will be more detail after agreed on the price

All construction is according to the plans and city code

JMC construction is responsible for inspections

Permit fees are not included

Time to complete is 3- 3 ½ months

Total price is 280 000

TOTAL

We are a small family company, working hard each day to provide a better service

JMC General Construction provides a warranty up to one year on all work performed.

License # 973210

1464 Ramon Drive; File 2015-7411, Stuff's denial appeal

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www.jmcconstructionandplumbing.com

Bonded and Insured