



August 10, 2016

Sunnyvale Planning Commission
456 Olive Ave
Sunnyvale, CA 94086

Dear Planning Commission:

We are working with a client at 1454 Hampton Dr. Sunnyvale. The scope of the project includes adding two bedrooms and increasing the living space to service the family of five.

There are some challenges with the lot size and the current angled position of the house on the lot, which limits design options. The home currently has a single car garage and given the overall proposed square footage and the needs of the client, we need to provide a two car tandem garage with a work shop. This is the most cost effective options for providing a two car garage. The design solution addresses the family's needs with optimal function.

We have explored alternate locations for the side by side two car garage and each option have drawbacks. A detached garage at the back of the property significantly encroaches into the back yard and would require removing a mature tree that currently exists. It would also require demolition of more of the existing home, which will increase overall cost to the client.

We have also looked at increasing the existing single car to a side by side two car option. The problem we encounter is that it creates a long narrow entry hall front and would push the living room back next to the family room, which is not ideal for the function of the two spaces. It also eliminates any window in the living room, which doesn't meet code. Operable skylights would have to be add. This option also makes the garage a more prominent element of the front of the home. It is also a significant cost increase to the client.

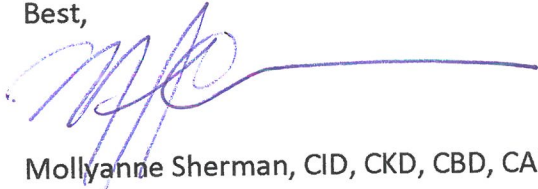
The proposed layout provides a family room at the back with the living room at the front, separated by the dining room. The function of these two spaces works well with the distance between for two separate functions. Both areas also enjoy great natural light.

Their contractor has prepared an estimate for each option. In the attached document you will see the additional expense for a side by side two car garage verse the tandem option. The difference between these options is over \$85,000. in additional construction, driveway and landscaping expense for the side by side option.

Based on these significant additional expenses, and the width of the lot right at the limit of 57' for a tandem garage we ask for your approval of the tandem option.

Thank you for your consideration.

Best,



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