



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 north side of the W. Washington avenue contains small lots of 3,650 Square feet and the homes were originally constructed with one-car garage. The requested variance will allow the home to provide a 2-car garage Which is required by the Sunnyvale Municipal Code. Strict application of the zoning code setbacks would deprive the property owner of providing 2-car garage . Several Homes in the neighborhood have less than required setbacks in order to provide garage space.

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 2-car garage would not be detrimental because we will be provide a 2-car garage locating at the zero lot line will allow us to provide a 24' back up distance that is required by the Sunnyvale Municipal Code and enjoyed by most Sunnyvale home owners.

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 Requested variance will not result in the property owner being granted special privileges in that the new 2-car garage will be similar to adjacent homes in the immediate neighborhood and zoning district. Many of the houses have less that the required setbacks .our neighbor on the west side also has their garage at the zero lot line in order to provide a 2-car garage on a smaller lot. Building our garage on the zero lot lines will allow us the same privileges two other neighbors have in our neighborhood.

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



USE PERMIT/SPECIAL DEVELOPMENT PERMIT JUSTIFICATIONS

One of the two following findings must be made in order to approve a Use Permit or Special Development Permit application.

The Sunnyvale Municipal code states that at least one of the following two justifications must be met before granting the Use Permit or Special Development Permit. Please provide us information on how your project meets at least one of the following criteria.

1. The proposed use attains the objectives and purposes of the General Plan of the City of Sunnyvale as the project ... *provides a 2-car garage for our property.*

OR

2. The proposed use ensures that the general appearance of proposed structures, or the uses to be made of the property to which the application refers, will not impair either the orderly development of, or the existing uses being made of, adjacent properties as ...

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