

## Description of Project Proposal

The project proposal is for the single-family house at 559 S Taaffe St. Sunnyvale CA 94086. It is a 5000 sq ft parcel in the R-0 residential zone.

We are applying for a variance request (Attachment 1) for the proposed changes to rehabilitate / rebuild the existing legally non-conforming 2-car detached garage (setbacks). We are proposing to increase the height of the garage to accommodate new foundation and a gable roof. The footprint and wall height of the garage will remain the same. The garage currently has dirt floor and is in a dilapidated condition (Attachment 5). We are proposing the following changes

1. Demolish and rebuild the legally non-conforming garage and to increase its height by adding perimeter foundation and slab (currently sitting on grade)
2. Replace existing parapet low-slope roof with 4:12 front-facing gable roof with asphalt composition roofing shingles. The new gable roof matches the roof of the main house, similar to other houses in the neighborhood (Attachment 5, Attachment 6)
3. Increase height of the existing legally, non-conforming garage (setbacks) to accommodate new foundation and gable roof. The wall height proposed is the same as current wall height.
4. New stucco on all sides of garage with smooth finish to differentiate it from the existing stucco finish on the main residence.
5. New carriage-style overhead garage door to replace existing wood slider garage door.
6. On the south facing (backyard facing side) of the garage, replacing the existing door with a single fiberglass french door and replacing the existing two windows with one single-hung window. These doors and window will not be visible from the street.
7. Removing one of the windows in the backside of the garage
8. Replacing the window on the north side and the remaining window on the backside with an awning window.
9. Reduce height of the top portion of the portal arch to accommodate new roofline.

Leslie Dill, a historic architect and recommended by the city, has evaluated the proposal and we have attached the her report. (Attachment 2)

We are also proposing these other changes.

1. Convert front office (unconditioned) into master bath and closet. Replace large steel windows at office with one Marvin clad-wood single-hung window and one Marvin clad-wood double-hung window, both with wood stucco mould trim to match other windows in the front of the house.
2. We are attaching a photo of the house from 1950s before the porch was incorporated as an office. (Attachment 3)
3. Replace vinyl window at dining room with Milgard clad wood single French door and concrete landing to driveway.
4. Replace rear vinyl window with Milgard clad wood single French door and concrete landing to rear yard.

5. Paint all wood fascia, window/door trim, dog-ear siding, etc. Sherwin-Williams SW 9018 Honey Bees or equal.
6. New concrete ribbon driveway up to new 6' tall x 11' wide wood privacy gate. New concrete driveway between gate and garage.
7. Install new roofing on the main house and the garage. Gable roofing will be CertainTeed Landmark TL asphalt composition roofing.
8. Relocate master bedroom door.
9. Relocate refrigerator and convert existing niche to counter with upper storage.
10. New pantry closet behind new refrigerator location.

We have reviewed these changes with our neighbors on both sides of the house and they support these changes. (Attachment 4)

Attached:

1. Variance Justifications for the garage
2. Historic Evaluation Report by Leslie Dill, a historic architect
3. A photo from 1950s of the front of the house / current (unconditioned) office area.
4. Letters of support from both neighbors on either side of the house
5. Photos of the outside of the house and the garage
6. Satellite view of the neighborhood and photos of the houses/garages in the neighborhood
7. 8 full size print out of the site plan, floor plan and building elevations

Thanks for considering our project proposal.











Melinda Hamilton  
563 S. Taaffe St.  
Sunnyvale, CA 94086  
council@melinda.org

City of Sunnyvale  
Staff, Planning Commission & City Council  
456 W. Olive Ave.  
Sunnyvale, CA 94086

To whom it may concern,

I'm writing on behalf of my neighbors Sonal Gupta and Apurva Samudra at 559 S. Taaffe St. to support their plans to renovate and update their house. We have lived in our current house for the last 18 years.

We live in a heritage neighborhood and preserving the character of that neighborhood is very important to all of us. Our homes were built in a different time and for different purposes than what people use them for today. The challenge is to adapt these homes for the needs of modern families while preserving the character of the homes and the neighborhood.

Sonal and Apurva's house is a lovely older home that has been maintained unevenly over the years. While parts of it have been fixed, there are other areas that suffer from deferred maintenance and desperately need updating. The garage is about to collapse in the literal sense of the word. The roof has issues and needs some urgent repairs.

Four different families have lived in in that home in the last 18 years, and most of them made plans to renovate the house. Sonal and Apurva are the first of those residents to actually get to the point of preparing to build. Their plans are far better than the last approved plans, which were fortunately never built. Their plans make very good use of the interior space and add some great features. I think they do an excellent job of updating and fixing some structural problems while respecting the integrity and heritage of the house as a whole.

I wholeheartedly encourage you to approve their plans.

Sincerely,



Melinda Hamilton



March 11, 2018

Planning Division and Heritage Preservation Committee  
Community Development Department  
City of Sunnyvale  
(408) 730-7444

Subject: Support for Apurva Samudra and Sonal Gupta' variance request 559 S. Taaffe St

We, Mike and Karen Kapolnek, are residents of 555 S. Taaffe St, Sunnyvale CA. Our house neighbors 559 S. Taaffe St and this letter is to affirm support for Apurva Samudra and Sonal Gupta's variance request to rebuild the garage.

The current garage is not in a usable condition and is next to the fence that separates our properties. We have reviewed their proposed plans in which they adhere to current garage footprint, which is legally non-conforming to current setbacks. We believe the new design is in keeping with the character of the house. We endorse their decision to keep the garage at the current location in accordance with the guidelines set for our heritage district. We also are happy with the elevation plans and proposal to change the flat roof to a gabled roof similar to most homes in the neighborhood including ours.

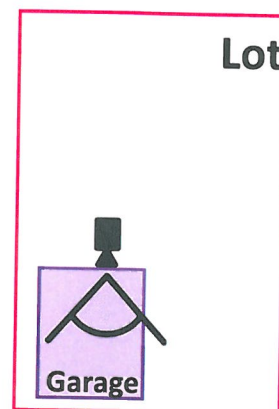
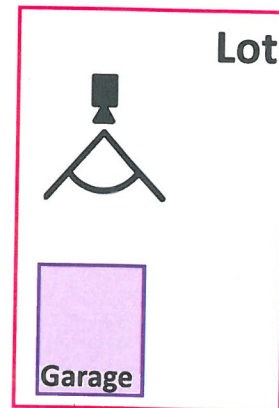
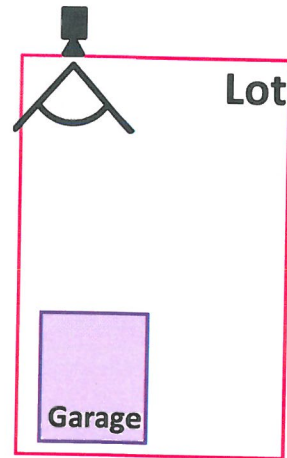
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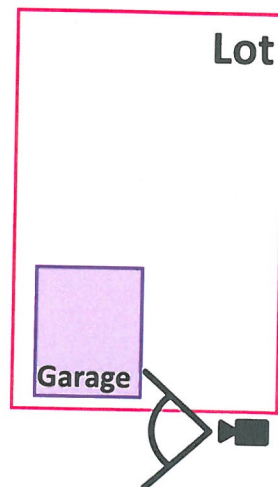
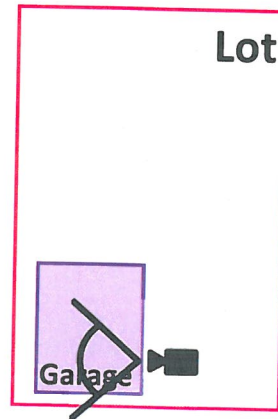
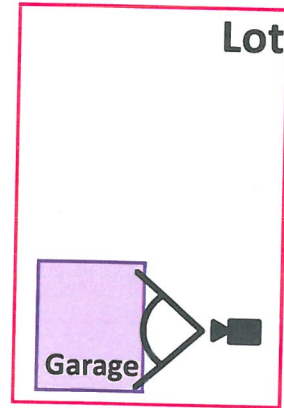
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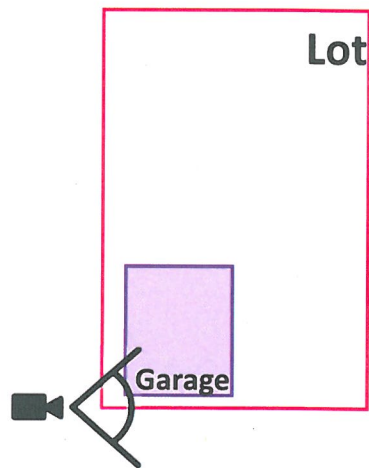
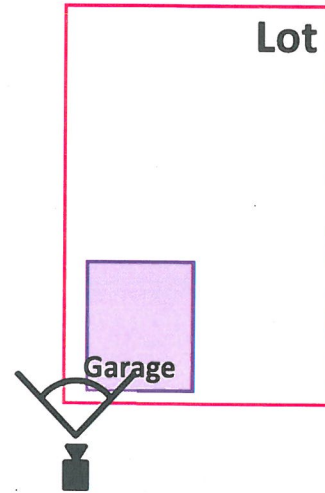
Karen and Michael Kapolnek  
555 S. Taaffe St,  
Sunnyvale CA, 94086  
[karen.and.mike@att.net](mailto:karen.and.mike@att.net)











Front view of the house in 1950s.  
Note the window.





559  
S. TAAFFE ←



**Lot  
Boundary**



**Garage**





**555**  
**S. Taaffe**



**541**  
**S. Taaffe**

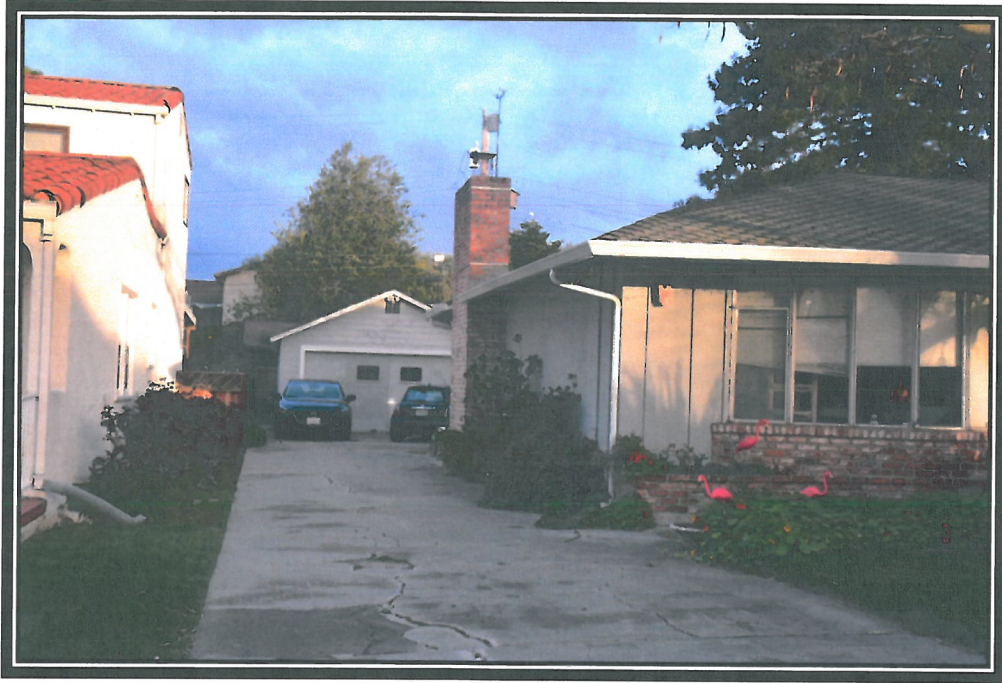


**537**  
**S. Taaffe**



**527**  
**S. Taaffe**





**530**  
**S Frances**

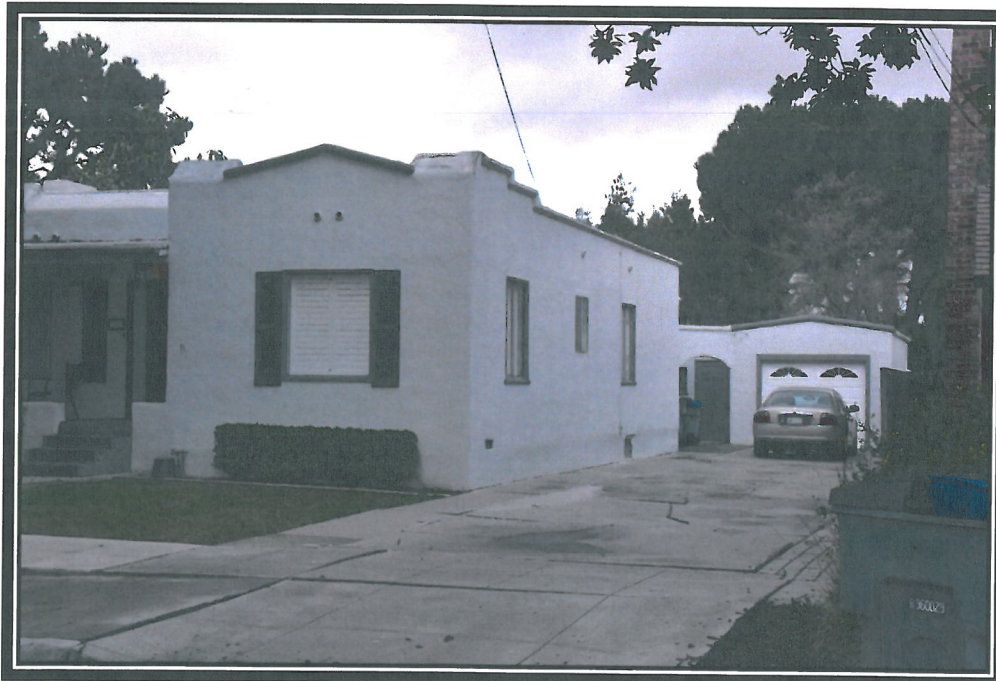


**536**  
**S Frances**





**575**  
**S. Taaffe**



**567**  
**S. Taaffe**



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**S. Taaffe**



**563**  
**S. Taaffe**





**528**  
**S. Taaffe**



**532**  
**S. Taaffe**



**518**  
**S. Taaffe**



**524**  
**S. Taaffe**