

Site Address: 814 Coolidge Ave

Permit #: 2017-7765

Zoning: R-2

Project description: Appeal planning commission decision for a design review and variance

May 29, 2018

Dear City Council Members,

Please accept our application to appeal the planning commission decision for the design review and variance request on our home at 814 Coolidge Ave.

The variances requested are not unlike other variances the planning commission has previously approved due to a sub-standard lot size of 4000 SF. Typical R2 zoning requires a minimum of 8,000 SF lot size. The proposed house would have a FAR of 49% due to the small lot size. In addition, most variance requests are existing non-conforming conditions we are asking to maintain.

We are appealing to the City Council because our variance was not approved primarily due to a 5' ROW on each side of the street that is being discussed within the City Public Works Department. The dedication would widen the street to allow for parking on both sides of the street and add bike lane. There currently are no formal plans to implement the dedication therefore we believe our variances should be approved in line with past approvals by the planning commission.

The lack of clarity from Public Works regarding if they will ever implement the 5'ROW led 3 of the 7 Planning Commission members to approve all variance requests that would allow this project to proceed as designed.

After hearing comments from the remaining members, we have re-evaluated our plans and are making modifications to include items addressing the design of the home which would include a more pronounced column at the porch and give the home a more bungalow feel.

We will also push the garage back 3' further despite the lack of clarity around the Public Works project. This would allow a driveway length of 18' if the ROW is implemented. The standard length of most sedans, mid-size trucks and SUVs does not exceed 17' in length. The garage meets the 20' length requirement for all new garage spaces.

Please see attached a sample of properties along Coolidge Ave that currently have non-conforming front yard setbacks as well as a proposed elevation of our project compared in design to a recently built home at 885 Coolidge. Our design is very similar and we will continue to work with the planning department to further embellish the property with lighting, columns and other features.

Sincerely,

Joe and Raquel Fanucchi
814 Coolidge Ave
Sunnyvale
650-283-4015

[illegible]

Proposed project front elevation compared to recently built property at 885 Coolidge Ave, where variances were approved as well as the design. Our project is very similar in design.



Similar design recently constructed at 885 Coolidge Ave.

