

## RECOMMENDED FINDINGS

### Design Review

The proposed project is desirable in that the project's design and architecture complies with the policies and principles of the Single-Family Home Design Techniques.

Basic Design Principle	Comments
<i>2.2.1 Reinforce prevailing neighborhood home orientation and entry patterns</i>	The proposed front entry is oriented with the front door roughly facing Valley Forge Drive which is consistent with other remodeled homes in the neighborhood. <b><i>Finding Met</i></b>
<i>2.2.2 Respect the scale, bulk and character of homes in the adjacent neighborhood.</i>	The proposed home respects the scale, bulk, and character of other homes in the neighborhood because recessing the left side of the garage will reduce the visual bulk of the two-car garage on the streetscape. <b><i>Finding Met</i></b>
<i>2.2.3 Design homes to respect their immediate neighbors</i>	The proposed residence complies with code requirements related to height, lot coverage, and parking. <b><i>Finding Met</i></b>
<i>2.2.4 Minimize the visual impacts of parking.</i>	The parking layout is consistent with the prevailing neighborhood pattern of providing a two-car garage and two uncovered parking spaces. <b><i>Finding Met</i></b>
<i>2.2.5 Respect the predominant materials and character of front yard landscaping.</i>	The front yard landscaping is similar to the predominant landscaping in the neighborhood and is not changing due the project. <b><i>Finding Met</i></b>
<i>2.2.6 Use high quality materials and craftsmanship</i>	The proposed design uses high quality materials that match the existing house. <b><i>Finding Met</i></b>
<i>2.2.7 Preserve mature landscaping</i>	No protected trees will be removed as part of this project. <b><i>Finding Met</i></b>

### **Variance Findings (Front Setback for the Two-Car Garage)**

The Sunnyvale Municipal code states that all three of the following justifications must be met before granting the Variance.

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 proposal includes adding a 56 sq. ft. front entry which would require a two-car garage because the 2,230 sq. ft. living area of the existing house plus the 56 sq. ft. addition exceeds the 1,800 sq. ft. threshold required by SMC 19.46.050 (b)(1)B) to provide a two-car garage.

Due to the house being built at an angle to the side property lines, it is impossible to build a two-car garage without encroaching into the front setback. Five properties in the two-block neighborhood with 16 homes between Lime and Westchester Drives have angled site plans with two-car garages that do not meet the 20' front yard setback requirement.

**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 purpose of the setbacks is to provide light and ventilation to the property. The 2'4" deep and 10' wide encroachment into the required front yard is not materially detrimental to the public welfare or injurious to the property improvements or uses within the immediate vicinity.

**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 project would not be granting a special privilege, since all the neighbors with similar angled site layouts have two-car garages or carports with front setbacks that do not meet the 20' setback requirement.