



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.

Due to the existing lot being in a cul-de-sac and the lot being pie shaped, the ability to meet the required lot width, while providing the allowable density is difficult. The proposed configuration enables the allowable density to be met, while also providing the minimum 6,000 sq.ft. lot size for the Zoning District.

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.

Granting of the Variance would not be detrimental to the public welfare as the proposed development is still able to meet or maintain increased setbacks to neighboring development with the reduced lot width. The resulting lot sizes of the new lots are comparable to the surrounding developments. The new lots will also provide 2 covered parking spaces, and 2 un-covered parking spaces for each home.

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 lot widths of neighboring lots are also sub-standard because of the cul-de-sac location. Although less than the required lot width is provided, each lot would have considerable depth (greater than 175ft). Each of the homes can still be designed to meet the required setbacks and positioned adequately away from established neighboring developments.

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