



Sunnyvale

814 Selkirk Place  
2020-7207

Momoko Ishijima

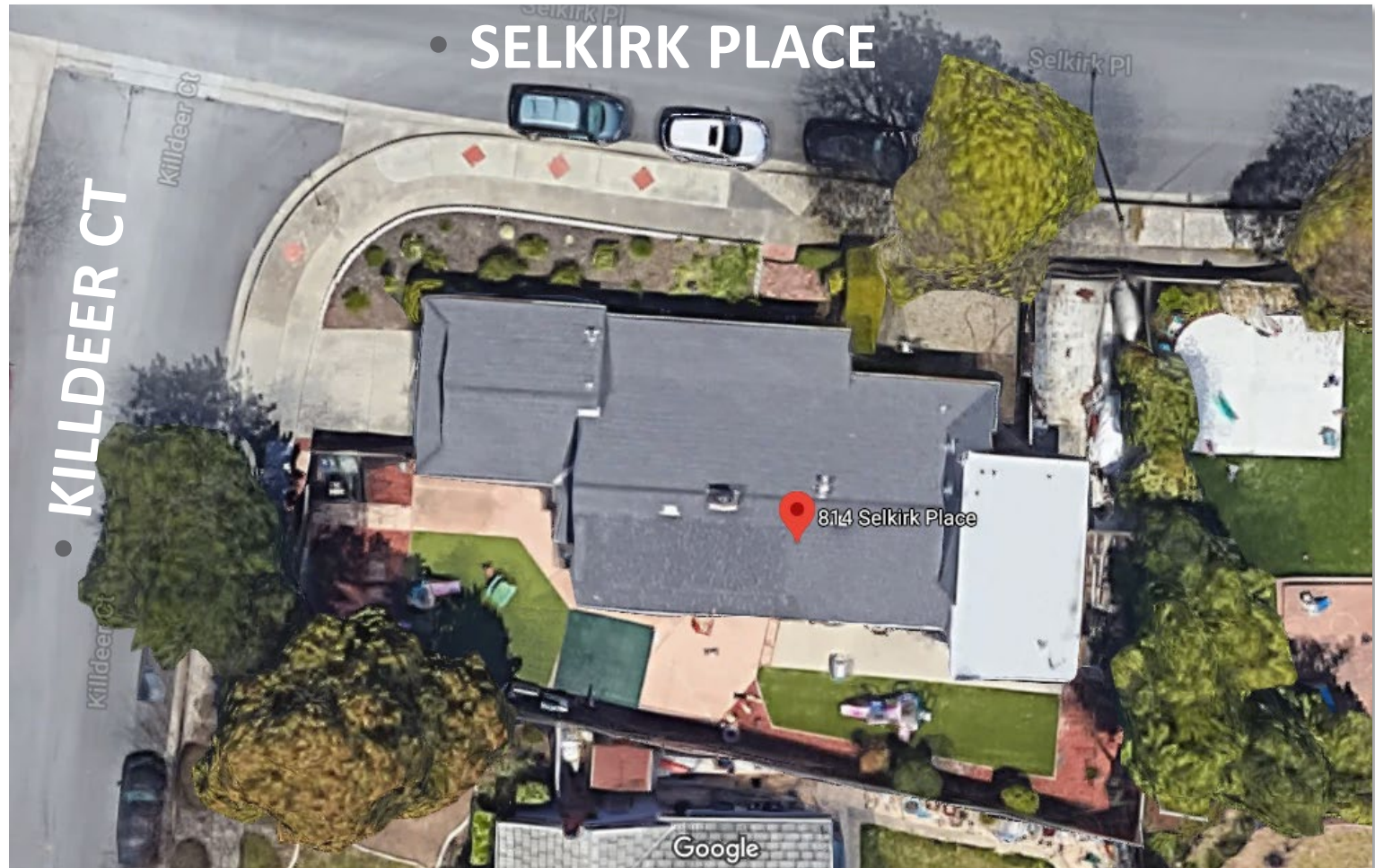
Administrative Hearing, June 10, 2020

## **VARIANCE**

- Allow a 999-square foot Accessory Dwelling Unit (ADU) that covers more than 25% of the required rear yard.

Project also includes a 522-square foot front addition – total floor area of 3,562 square feet and 42% FAR.

# Existing Site







# Development Standards

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- State law allows 800-square foot ADU with 4-foot rear and side setbacks and 16 foot height
- Non-streamlined ADU greater than 800 sq. ft.
  - Maximum lot coverage and 25% rear yard coverage regulations apply

# Variance

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- Private yard space is retained on south side
- Lot shape is at an angle and shape and placement of house is in the center of the lot
- Privacy and neighborhood impact is minimal

# Staff Recommendation

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## Alternative 1

- Approve the Variance
  - Conditions of approval in Attachment 4