



CITY OF SUNNYVALE ADMINISTRATIVE HEARING

MINUTES
Wednesday, April 16, 2008

2008-0121: Application for a Variance from Sunnyvale Municipal Code section 19.34.066 to allow an addition to the 40-foot corner vision triangle. The property is located at **305 East Arques Avenue** (at N. Bayview Ave.) in an R-0 (Low Density Residential) Zoning District. (APN: 204-40-049) SL

In attendance: Dennis Shafer, Applicant; Sharon Johnson, Applicant; Gerri Caruso, Administrative Hearing Officer; Steve Lynch, Project Planner; Luis Uribe, Staff Office Assistant.

Ms. Gerri Caruso, Administrative Hearing Officer, on behalf of the Director of Community Development, explained the format that would be observed during the public hearing.

Ms. Caruso announced the subject application.

Steve Lynch, Project Planner, stated that the applicant is proposing an addition of 589 square feet to an existing 1,584 square foot single-story residence. The addition is proposed in the reducible front yard area and the house will total 2,192 square feet when completed. There is an existing detached garage that is also proposed to be removed and rebuilt as an attached two car garage (19 additional square feet). The proposed home will have three bedrooms, a living room, kitchen, and a two-car garage.

As part of the project, the applicant is requesting that a portion of the new addition be constructed in the 40-foot corner vision triangle area. Under Sunnyvale Municipal Code (SMC) section 19.34.066 no portion of a structure can be within the 40-foot vision triangle area.

Ms. Caruso opened the public hearing.

Dennis Shafer, Applicant, received and reviewed a copy of the staff report. Mr. Shafer stated that he believes this is an extraordinary circumstance because they did take away two and a half feet which moves the setbacks.

Sharon Johnson, Applicant, stated that the house already goes several feet into the vision triangle and doesn't see what the harm is in approving the application.

Ms. Caruso closed the public hearing.

Ms. Caruso denied the application due to the inability to make the findings.

Ms. Caruso stated that the decision is final unless appealed to the Planning Commission with payment of the appeal fee within the 15-day appeal period.

The meeting was adjourned at 2:37 p.m.

Minutes approved by:

Gerri Caruso

Principal Planner