



CITY OF SUNNYVALE ADMINISTRATIVE HEARING

MINUTES
Wednesday, May 14, 2008

2008-0370: Application for a Variance from Sunnyvale Municipal Code section 19.34.030 to allow a 10' combined side yard set back where 12' is required for an addition to an existing single family home. The property is located at **1085 Polk Avenue** (near Leota Ave.) in an R-0 (Low Density Residential) Zoning District (APN: 161-39-050)

In attendance: Richard Bellum, Applicant; Gerri Caruso, Administrative Hearing Officer; Rosemarie Zulueta, 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.

Rosemarie Zulueta, Project Planner, stated that the applicant is proposing a 543-square foot single-story addition to an existing 1,491-square foot single-story home. The project includes an addition to the front of the residence to expand an existing bedroom and enclosing the existing covered porch in the rear. Both proposed additions continue the lines of the existing walls, which are both set back 5 feet from the side property lines.

The existing home is legally nonconforming with regard to the combined side yard setbacks. Sunnyvale Municipal Code (SMC) requires a 12-foot combined side yard setback for the R-0 Zoning District. The existing home meets the minimum side setback of 4 feet but has a combined side yard setback of only 10 feet. The proposed project would continue the line of the existing walls, which would increase the nonconformity.

Ms. Caruso opened the public hearing.

Richard Bellum, Applicant, received and reviewed a copy of the staff report. The applicant submitted statements signed by adjacent neighbors in support of the project. Mr. Bellum had no question or comments in regards to the conditions of approval.

Ms. Caruso closed the public hearing.

Ms. Caruso approved the application subject to the findings and conditions of approval located in the staff report.

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 2:57 p.m.

Minutes approved by:

Gerri Caruso

Principal Planner