



CITY OF SUNNYVALE ADMINISTRATIVE HEARING

MINUTES
Wednesday, March 11, 2009

2009-0085: Application for a Variance from Sunnyvale Municipal Code Section 19.34.030 to allow a 4' rear yard setback where 10' is required for a new detached 320 square foot one-car garage. The property is located at **340 South Bayview Avenue** (near Southwood Ave. & E. McKinley Ave.) in an R-0 (Low Density Residential) Zoning District. (APN: 209-22-017) RK

In attendance: Nancy McCaa, Applicant; Andrew Miner, Administrative Hearing Officer; Ryan Kuchenig, Project Planner; Luis Uribe, Staff Office Assistant.

Mr. Andrew Miner, Administrative Hearing Officer, on behalf of the Director of Community Development, explained the format that would be observed during the public hearing.

Mr. Miner announced the subject application.

Ryan Kuchenig, Project Planner, stated that the proposed project is for the construction of a new detached garage on a single family property. An existing garage will be demolished. The proposed structure is positioned 4' from the side and 4' from the rear property line. A Variance application is required for accessory structures greater than 120 s.f. that are located closer than 10' from the rear property line. Mr. Miner had questions regarding neighborhood input as well as the location of the structure.

Mr. Miner opened the public hearing.

Nancy McCaa, Applicant, received and reviewed a copy of the staff report. Mr. Miner asked the applicant why they choose the location of the structure. Ms. McCaa stated that bringing the garage to meet the 10 foot rear would create a little aisle of 3 feet, currently there is a 5 foot clearance.

Mr. Miner closed the public hearing.

Mr. Miner approved the application subject to the findings and conditions of approval located in the staff report.

Mr. Miner 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 2:20 p.m.

Minutes approved by:

Andrew Miner

Principal Planner