



CITY OF SUNNYVALE ZONING ADMINISTRATOR HEARING

MINUTES
Wednesday, April 13, 2011

2011-7115: Application for a Variance to allow a one car where two covered parking spaces are required for a single family home located at **165 Florence Street**. (APN: 165-14-008)

In attendance: Kevin & Monica Donohue, Applicants; Jennifer Cossey, Neighbor; Gerri Caruso, Zoning Administrator; Noren Caliva, Project Planner; Luis Uribe, Staff Office Assistant.

Ms. Gerri Caruso, Zoning Administrator, 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.

Noren Caliva, Project Planner, presented the item and submitted a letter from a neighbor in opposition of the project. The applicant was provided a copy. Ms. Caruso noted that she did take a look at the property.

Ms. Caruso opened the public hearing.

Kevin Donohue, Applicant, received and reviewed a copy of the staff report. Mr. Donohue submitted a document arguing for the Variance, a copy is on file with the Planning Division. The applicant also submitted a petition that was signed by 14 neighbors in agreement with the project. The applicant stated that in argument of finding #1 the minimum lot size for zone R-2 is 8,000 square feet and an average of 76 feet wide. His lot is 6,500 square feet and 50 feet wide. He then stated that in argument of finding #2 that the proposed project does not increase the number of bedrooms and they are willing to widen their existing driveway, which would result in none of their vehicles requiring street parking. In argument of finding #3, he stated that 140 Florence St. is over 1800 square feet and was completed in 2008, five years after SMC 19.46.060 went into effect.

Jennifer Cossey, Neighbor, stated that she believes this addition will add to the curb appeal of the neighborhood and is in full support of the project. In response to a letter submitted by another neighbor, she believes that they are located down the street and they have issues with parking due to the fact that there is a multiple unit property located there.

Ms. Caruso closed the public hearing.

Ms. Caruso took the application under advisement until Thursday, April 14, 2011 to consider materials and additional information. On Thursday April 14, 2011, the Zoning Administrator moved to deny the Variance to allow a one car garage where two covered parking spaces are required for a single-family home. The Zoning Administrator reviewed the materials and testimony provided by the applicant at the hearing. Records of

previously approved projects were reviewed. The Zoning Administrator requires that the proposed addition be reduced to meet the building size requirement to qualify for a one car garage (under 1,800 total s.f. and maximum 3 bedrooms). The Zoning Administrator was not able to make the findings that there were unique circumstances for this property because the lot is typical in the neighborhood. Granting the Variance would be considered a special privilege because there is adequate lot area to enjoy a reasonable economic value of the property and add a master bedroom without exceeding the imposed building limits of 1800 s.f.

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 2:19 p.m.

Minutes approved by:



Gerry Caruso, Principal Planner