

Deepak Bhosale & Vijaya More
723 Scott Blvd Santa Clara, CA 95050

April 17, 2022

Dear Members of the Planning Commission;

We are writing to seek a one car garage variance for our single-family home at 723 Scott Blvd, Santa Clara, CA 95050. Section 18.12.120 of current zoning code states that *"each single-family dwelling shall have two garage or carport parking spaces; these parking spaces shall be prohibited in required front yards or corner lot side yards. A minimum driveway length of twenty (20) feet is required between said parking and any street right-of-way line."* Our current residence is 956 sq ft 2 Bed, 1 Bath house. With a family of three which includes a 3 year old toddler, the current space is not enough for us and thus we would like to add a first-floor addition at the rear of our property and due to the constraints of our narrow lot we respectfully request to maintain our existing one car garage.

Criteria (a) That there are unusual conditions applying to the land or building which do not apply generally in the same district.

The property is a narrow lot of 57ft width and has 5ft wide side setback on both sides of the house. Per section 18.12.060 of current zoning code, a minimum lot of 60ft width is required; also a minimum 20ft driveway length is required. The shape and size of the lot are beyond our control.

Criteria (b) That the granting of the variance is necessary for the preservation and enjoyment of substantial property rights of the petitioner.

Approval of the request would permit us to construct an addition to our home on the rear of the property reasonably consistent in size and character with other homes in the vicinity and same zone.

Taking into account the narrow lot size, setbacks, and minimum lot coverage, a two car garage would necessitate a major reconstruction of the front of the house. Specifically, the garage would need to be extended towards the living room, presenting practical difficulties, as a complete redesign and reconstruction of the living room would be necessary as well. Such a project would be very expensive and would require demolishing the existing property entirely which would incur the substantial burden of reconstructing the house and it is beyond our budget. That would likely force us to give up our home and the neighborhood we have grown to love. Our neighbors are kind and considerate, and socially we are well integrated with them. In all respects, it is a lovely neighborhood well suited for a quiet living and raising our child. We would not want to uproot ourselves and our child from here.

We have also learned that several home owners in the neighborhood have previously submitted a variance request in the past for similar house extensions over 500 square feet, while keeping a 1-car garage, and were approved by the City.

Ex: 723 Armanini Avenue, Santa Clara / 2919 Agate Drive, Santa Clara / 741 Enright Avenue, Santa Clara / 417 Maria Street, Santa Clara

Criteria (c) That the granting of such variance shall not, under the circumstances of the particular case, materially affect adversely the health, safety, peace, morals, comfort or

general welfare of persons residing or working in the neighborhood of the applicant's property and will not be materially detrimental to the public welfare or injurious to property or improvements in said neighborhood.

Approval of a variance to maintain the one car garage would allow us to maximize the development potential of the lot without having a negative impact on health, safety, peace, morals, comfort or general welfare of the neighborhood. Parking is not an issue in the neighborhood as we have one car garage and a driveway to park our car. Also, there appears to be an abundance of parking on the street.

Criteria (d) That the granting of the variance is in keeping with the purpose and intent of this title. (Zoning Ord. § 54-4).

We hope you agree that our request would produce an aesthetically proper addition if not an enhancement to our neighborhood and is in keeping with the purpose and intent of the Zoning Ordinance. Should you have any questions, please contact us at 480-330-1830. Thank you for your thoughtful consideration of this request.