

Variance Application for 2121 Sheraton Dr Hobby Hut Outbuilding

Jim and Rita Horner

November 9, 2022

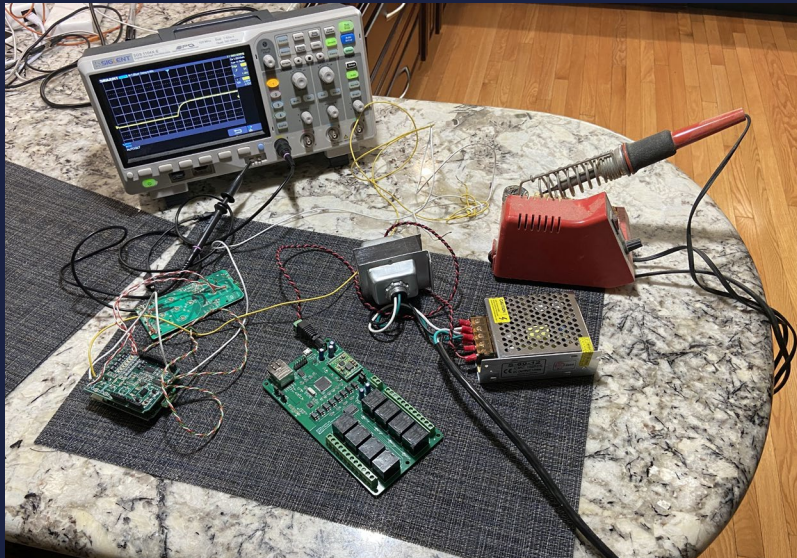
Introductions

Jim Horner and Rita Horner

- Married in 1990, Lived in Bay Area since 1989
- Purchased current property in 1992. 30+ years as Santa Clara residents
- Electrical Engineers, Bs and Ms Degrees from University of Tennessee, Knoxville
- Jim – Senior manager of Electrical and Firmware Engineering at Becton Dickinson BioSciences, San Jose. Clinical and Research use Flow Cytometers for diagnostic and research applications
- Rita – Director of Product Marketing at Synopsys Inc, Mountain View. Provider of Electronic Design Automation Tools and Design support services
- Active in the community
 - Jim – President of Experimental Aircraft Association Chapter 62 – Focus on providing free Young Eagle airplane rides to youth aged 8-17. 283 YEs flown since 2012.
 - Rita – Chair of the Santa Clara Baha'i Local Spiritual Assembly.
- 1 son, aged 23, BSME from RPI in Troy, NY, currently finishing up his MBA

My Hobbies

- Building (and Designing) Model aircraft, large flyable and small plastic
- Electronics hobbyist
- 3D printing
- I like to make stuff, tinker, putter ... I'm a geek!

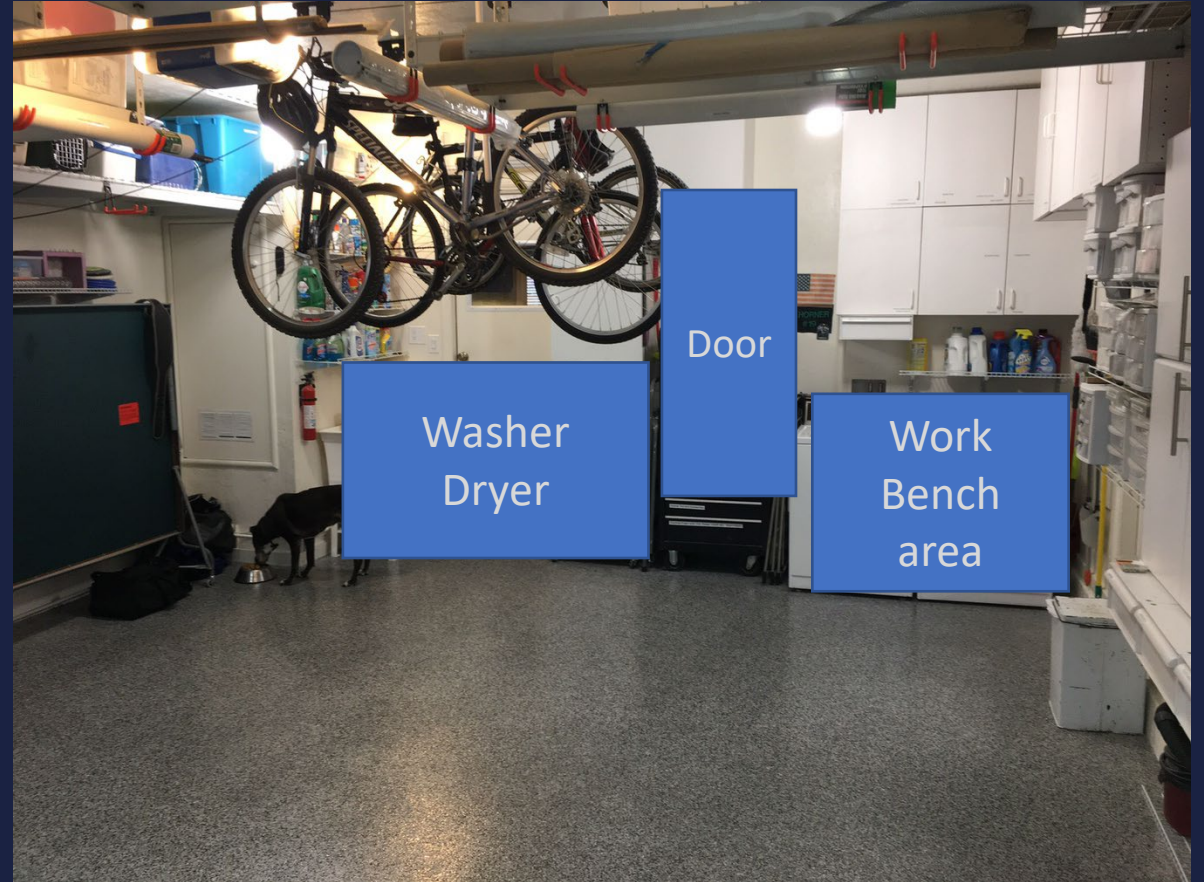


Why an outside structure?

- These hobbies require dedicated space.
 - Can take weeks to months to build an RC model
 - Large building board
 - Glues, paints used can have potentially objectionable odor
 - Specialized tools, etc.
 - Plastic models can also take large amounts of time to build – days to weeks
 - Small parts involved means it's not good to have to pack up after each building session
 - Similar issue with respect to paints and glues
 - Electronics projects
 - Soldering station, test equipment, small parts, good lighting, etc.
 - 3D printing – Also requires dedicated space, potential objectionable odor.
- Existing house has 3 bedrooms (master, guest, and son's). Family Room, Living/Dining Room, Kitchen area -> No place inside for long term work on projects.
- Temporary setup and takedown on kitchen table, but not great solution

What about the garage?

- The garage used to be where I pursued my hobbies.
- Dedicated space, tool storage, not inside main house so not an issue for smells of glues, etc.
- It was a good solution for many years.



What about the garage?

- However, with the kitchen remodel done several years ago and the relocated kitchen-garage door, no room now for a dedicated work space.
- Reduced time devoted to hobbies
- With son away at school (but possibly moving back) and retirement nearing, want to find a solution.
- **Small outside structure would be ideal.**



Property Improvements

Original Backyard

- Complete concrete cover
- Rotting wooden deck -> termites?
- Hot tub in middle of yard
- Note short fence
- Not shown was metal garden shed which was in right rear of property abutting fence.



Improvements

- Patio in back
- No-water, artificial turf in front and back yard
- Note car and carport in front



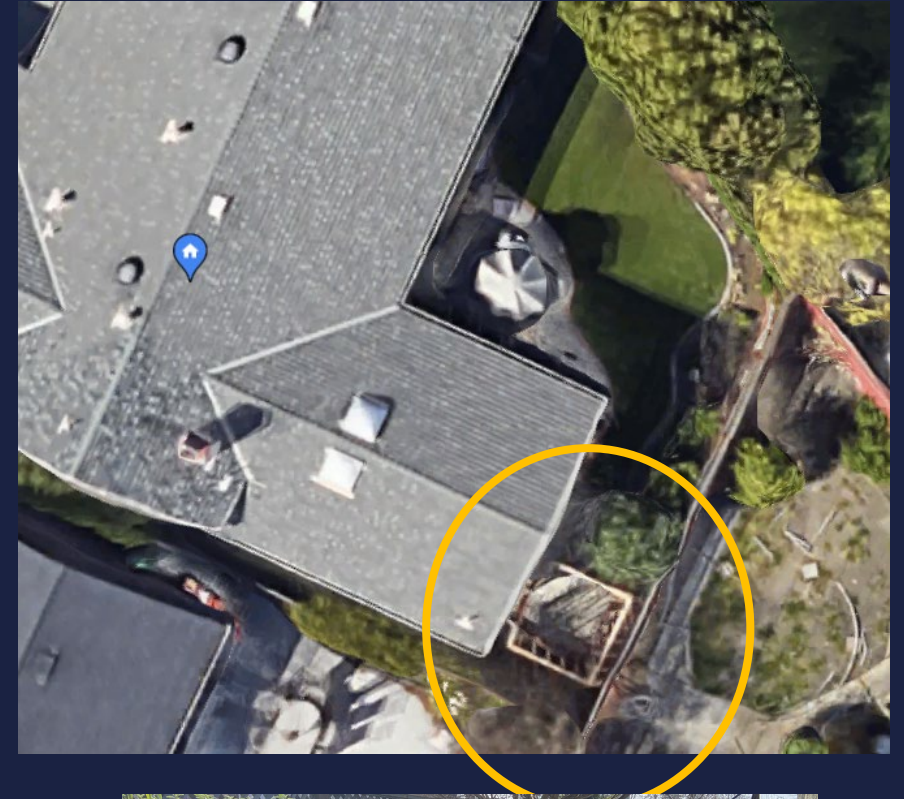
Where to locate the structure?

- Front Yard is a no – go
- Carport? Significant slope to driveway would require leveling and remove a useful feature from the property
- Behind carport? Blocks bathroom windows and access to side gate
- In middle of back yard? Not after all the beautification work done



Right rear location advantages

- Original location of metal garden shed when we purchased the property. Was abutting both rear and side fences
- After backyard was beautified and landscaped, the hot tub mas moved to this location.
- Removal of hot tub freed up this space
- **No other logical location for this small outside structure to be**

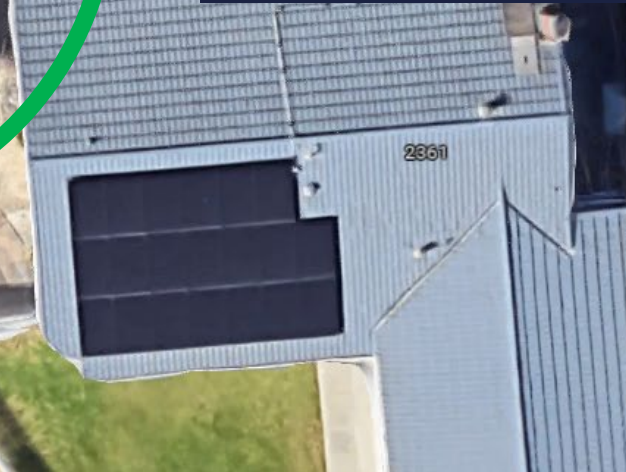


Structure description

- Approximately 8' x 8'
- Gambrel roof, max height ~ 9'
- 2 skylights
- 1, inward opening door with glazed top half and build in blinds
- 1 window facing side yard
- Will be stucco finished and painted same as main structure
- Composite roof
- On concrete slab, treated wood in contact with slab
- Bolted to slab
- Intention is to have finished interior, with workbench, drywall, LVT flooring, LED lighting, etc.



Comparable structures in neighborhood



Comparable structures in neighborhood

It appears that there are approximately **44** properties with approximately **61** structures which may be in violation

Reference	Address	Number Of Structures	Permitted?
A	2180 El Capitan Ave	2	N
B	2170 El Capitan Ave	1	N
C	2154 Sheraton Dr	1	N
D	2144 Sheraton Dr	1	N
E	2130 Sheraton Dr	1	N
F	2124 Sheraton Dr	1	N
G	2120 Sheraton Dr	1	N
H	2104 Sheraton Dr	1	N
I	2044 Sheraton Dr	1	N
J	2030 Staats Way	1	N
K	2026 Staats Way	3	? - BLD1966-31083
L	2020 Staats Way	1	? - BLD1966-31219
M	2018 Staats Way	1	N
N	2017 Staats Way	2	N
O	2071 Sheraton Dr	2	N
P	2081 Sheraton Dr	1	N
Q	2101 Sheraton Dr	1	N
R	2161 Sheraton Dr	4	N except for carport (BLD1973-41310)
S	2341 Alberta Ct	2	N
T	2361 Alberta Ct	3	N
U	2381 Alberta Ct	1	N
V	2384 Alberta Ct	1	BLD1991-090705
W	2147 El Capitan Ave	1	N
X	2137 El Capitan Ave	1	N
Y	2107 El Capitan Ave	1	BLD1983-61296
Z	2087 El Capitan Ave	1	N
AA	2077 El Capitan Ave	2	N
AB	2047 El Capitan Ave	1	N
AC	2027 El Capitan Ave	1	N
AD	2017 El Capitan Ave	1	N
AE	2007 El Capitan Ave	1	N
AF	2381 Cabrillo Ave	1	N
AG	2371 Cabrillo Ave	1	? - BLD1961-21855
AH	2361 Cabrillo Ave	2	N & Y - BLD1985-66786
AI	2355 Cabrillo Ave	2	N
AJ	2341 Cabrillo Ave	1	N
AK	2038 Los Padres Blvd	2	N
AL	2048 Los Padres Blvd	1	N
AM	2068 Los Padres Blvd	1	N
AN	2078 Los Padres Blvd	1	N
AO	2128 Los Padres Blvd	1	? - BLD1975-44260
AP	2138 Los Padres Blvd	1	N
AQ	2158 Los Padres Blvd	1	N
AR	2168 Los Padres Blvd	1	N



Preliminary evaluation

- Fire department has no comment/concerns
- Police has no concerns
- Parks and Recreation – no comments/co

Summary

- Preliminary research indicated no need for permit at planned size. Did not think about or realize about setbacks.
- Strong belief in the “live and let live” philosophy and the people should be able to use their property as desired. We see structures from our back yard but have never complained.
- Many, many other outside structures in the neighborhood which do not have permits and which violate the setback rules.
- No other logical place to locate this structure
- Fire department has no comment/concerns
- Police has no concerns
- **Asking the commission to grant the setback variance**

Thank you

Questions?