

December 11, 2018

Sean and Jessica Randolph
648 Robin Dr
Santa Clara, CA 95050

Dear Members of the Planning Commission,

We are writing this letter to request the approval of an addition to our home at 648 Robin Dr, Santa Clara, CA 95050. We have lived in this city for nearly 12 years and love our community. Granting us this expansion will allow us to accommodate our growing family while staying in the neighborhood we call home.

Our plan is to complete a single-story addition at the rear of the property to include 2 additional bedrooms and 1 additional bathroom. This would result in a 4 bedroom, 3 bathroom single family home. We are also seeking a variance to retain the 1 car garage. Based on the current zoning rules, we believe that our request is appropriate given the following conditions:

- a) *That there are unusual conditions applying to the land or building which do not apply generally in the same district.* Our lot is of substandard width at 56' wide. Adding a 2-car garage in the front of the property would require us to make drastic changes to the layout of our house. In addition, the space on either side of the house is less than 10', making it impossible to create a driveway to a garage in the rear of the property.
- b) *That the granting of the variance is necessary for the preservation and enjoyment of substantial property rights of the petitioner.* Our family is growing - we already have 2 children and would like to have more. Additionally, we frequently have my mother stay at the house in order to help with child care. Approving our request would allow us to expand our home to accommodate these needs while still keeping the home reasonably consistent with the other houses in our neighborhood. Building a 2 car garage would require us to build a second story in order to get the space we need, which would not be financially possible for us.
- 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.* Our planned addition is in the rear of the house and the proposed variance would allow us to avoid going up a story, so it will not have any impact on the look and feel of the neighborhood. Additionally, the vast majority of homes on our street have 1-car garages, so we would be keeping in line with the rest of the neighborhood in that regard as well. We have space in front of our garage for a car to park off the street, plus there is ample street parking in our neighborhood as well, so there will be no impact on the availability of parking to our neighbors.
- d) *That the granting of the variance is in keeping with the purpose and intent of this title.* We hope that the reasons we've outlined have convinced you that our request is

reasonable and in spirit with the purpose and intent of the zoning laws seeing as how our plan would maintain the current onsite parking for 2 vehicles in the driveway and existing garage.

We are more than happy to discuss this matter further or answer any questions you may have about the project. We are reachable by phone at 408-905-9295 or by email at jessicakailee@gmail.com

Thank you for your consideration,

A handwritten signature in blue ink that reads "Sean Randolph". The signature is written in a cursive style with a large, stylized 'S'.A handwritten signature in blue ink that reads "Jessica Randolph". The signature is written in a cursive style with a large, stylized 'J'.

Sean and Jessica Randolph