

Ruud Vinke and Zong Ying Su
417 Maria St
Santa Clara, CA 95050
650-646-8402

City of Santa Clara, Planning Commission
1500 Warburton Ave
Santa Clara, CA 95050

Subject: Statement of justification for Variance application

October 16th, 2018

Dear Planning Commission Chair,

We are submitting this Variance application for expanding our house towards the rear side at 417 Maria St, Santa Clara. Without this expansion, we face great personal hardship due to limited accommodation, comprising of only two small bedrooms, and only one bathroom. We bought this two-bedroom house in May 2016 with the intention of expanding the house to accommodate the needs of our family. We eagerly worked together with our home designer but were surprised to learn that for any addition over 500 square feet, it requires the homes to have a 2 car garage, instead of keeping the existing 1-car garage.

After discussing various options with experts, we have concluded that adding another parking space to this property is very challenging for us. The narrow width of the lot 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 likely damage aspects of the house that we love. The overall ambiance would be disturbed and make the house an oddity in the middle of most of the single-garage houses in the immediate neighborhood.

Such an undertaking would also be significantly 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 children. We would not want to uproot ourselves 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.

We are a small but growing family and while we are grateful for what we have, our current living space is not adequate and this has caused great impact on our quality of life. As mentioned, the proposed expansion is towards the rear side of the house. It would not in any manner have a negative impact on the neighborhood.

We are proposing to relocate the washer to the back wall, to meet the city requirement of 20 feet depth for the existing 1 car garage.

We request the City Council to consider our hardships and grant our request for Variance so that we can truly enjoy this home as we had hoped to when we bought it.

Sincerely,

Ruud Vinke and Zong Ying Su
Homeowners 417 Maria St, Santa Clara

Approved variance requests for house extensions over 500 square feet with a 1-car garage:

425 Maria St, Santa Clara



Approved variance requests for house extensions over 500 square feet with a 1-car garage:

659 Robin Dr, Santa Clara

