

## PROPOSED PROJECT

The existing single family detached house is approximately 1,539 square feet with a detached garage of approximately 612 square feet.

We applied for building permit to demolish the detached garage, remodel the existing house and add approximately 927 square feet to the existing house and add approximately 524 square feet to build a new attached 2 car garage. We received building permit approval on 8/7/2023.

Per the demolition affidavit, less than 50% of the exterior framing was to be removed. However, while framing, and unbeknownst to us, more than 50% of the framing was removed. The project changed hands from one Contractor to another Contractor. Unfortunately, the new Contractor removed more than 50% of the exterior framing, without our knowledge, informing us or our approval. All development thus far has been done by City's approval and we certainly had every intention to inform the City of any change, if any, had we known, but this partial exterior framing removal was unbeknownst to us and we were not privy to it.

As a result of this action by the Contractor, a stop-work order was issued on 7/23/2024, which resulted in a technical demolition. We were also informed on 7/23/2024 that we have to apply for an Architecture and Site application as the project had resulted in a demolition.

We are now requesting approval of the demolition of the existing house to construct a brand new single family detached, 1 story house of approximately 2,433 square feet with an attached 2 car garage of approximately 524 square feet.

We request expeditious approval please, as we stand to lose a lot of time, money and workers, if this project is delayed. Thank You!

Respectfully,

DocuSigned by:

*Sunayana Bedi*

9/10/2024

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Sunayana Bedi

Owner

[sunayana.bedi@yahoo.com](mailto:sunayana.bedi@yahoo.com)

650.669.3466

## LETTER OF JUSTIFICATION # 2

The project requires a 10 foot right of way dedication along Garden Lane. Consequently, this reduces the proposed front setback and requires a Variance application/fees.

Pursuant to Section 29.20.170 of the Town Code

The deciding body, on the basis of the evidence submitted at the hearing, may grant a variance if it finds that:

- (1) Because of special circumstances applicable to the property, including size, shape, topography, location or surroundings, the strict application of this ordinance deprives such property of privileges enjoyed by other property in the vicinity and under identical zone; and
- (2) The granting of a variance would not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is situated.

Based on the justification above, we request a variance.

Respectfully,

*Sunayana Bedi*

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Sunayana Bedi

Owner

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