EXHIBIT G

APPLICANT'S STATEMENT IN SUPPORT OF THE VARIANCE

Project Site: 121 Brookline St.
Project Owner: Steve & Laurie Hafener
Architect: J. Allen Sayles Architect, Inc.

VARIANCE APPLICATION

PROJECT DESCRIPTION

Request to reduce minimum south side yard setback from required 10'-0" to 6'-0" to allow for addition. The side yard aggregate setback is 11.8'

REQUIRED FINDINGS FOR VARIANCE

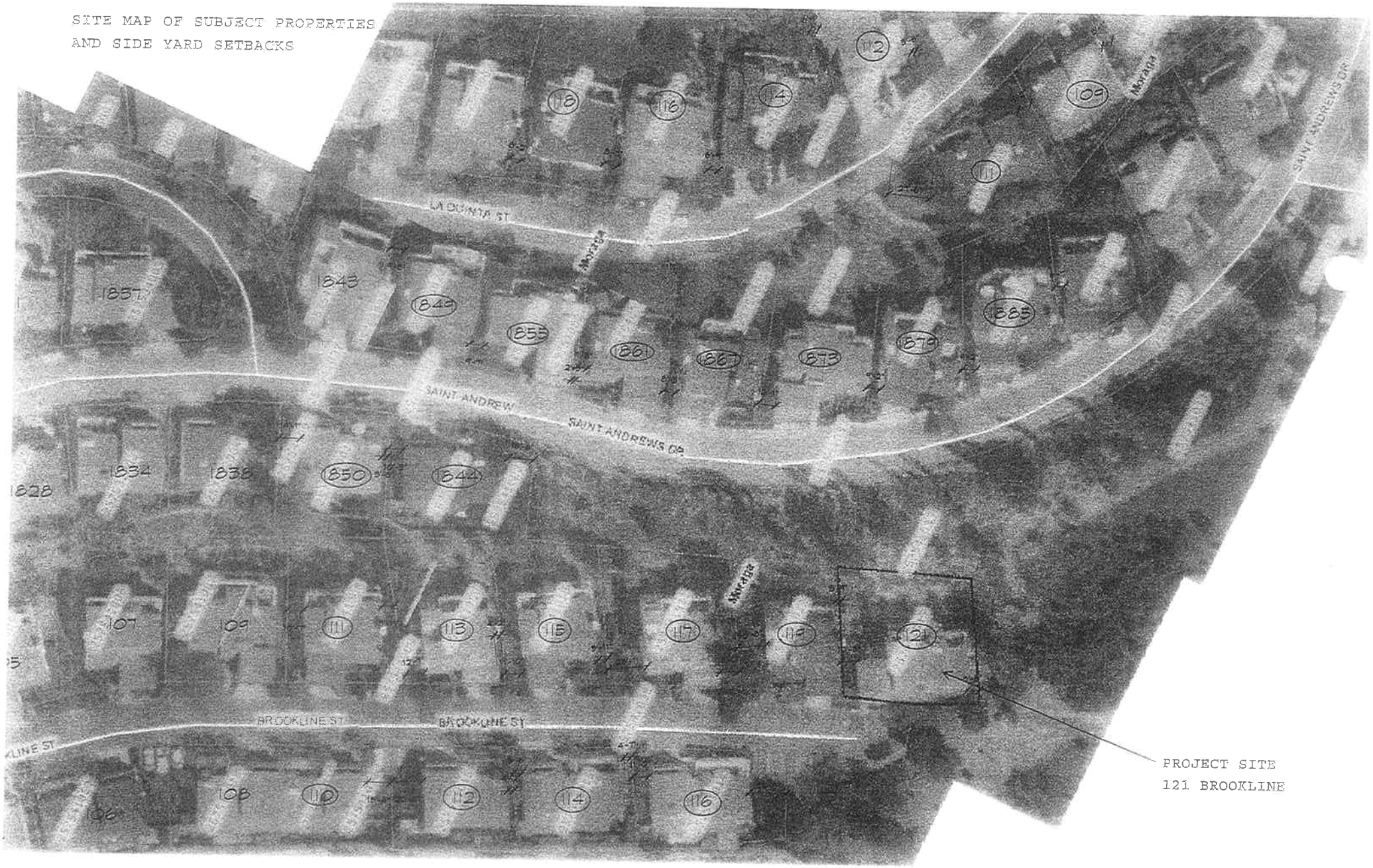
A. 121 Brookline has unique site conditions. The site is immediately surrounded by dedicated open space on 3 sides. This includes the side where the addition faces which stretches about 700' to the next neighbor on Carnoustie. The owner made several attempts to propose an addition on the north side which met their needs and did not require a variance. The neighbor on 119 Brookline objects to any addition on the north side. See attached documents from the owners of 119 Brookline.

   The new proposed addition, however, resolves any loss of privacy and light for the neighbor. Strict application of the 10' minimum set back would only allow an extension of 30" from the existing house which is insufficient for a practicable improvement.

B. The variance would not constitute a grant of special privilege. 56% of the neighboring properties on a 300' radius from 121 Brookline have an aggregate side yard setback that is less than the neighborhood average. The proposed aggregate side yard setback is 11.8' which is close to the average aggregate setback of 12.08'. 44% of the properties have an aggregate side yard setback of less than 11.8'. See attached table.

C. The variance complies with the intent and purpose of the zoning district. The addition greatly improves the almost blank and flat façade on the south side that is open to view. See existing site photos. The proposed project has fenestration that relates to the open space and a viable sized mass that creates a distinguishable relief when viewed off site.

   The enjoyment of the open space would not be adversely affected since the Moraga Country Club approves the project. The owner sought a lot line adjustment that would not require a variance, but the Moraga Country Club strongly discouraged it (see attached letter from MCC).

   Thus, the unique site conditions and design obstacles lead the owners to seek a variance that is the most feasible and appropriate resolution for their needs.

SITE MAP OF SUBJECT PROPERTIES
AND SIDE YARD SETBACKS