

PROJECT DESCRIPTION/JUSTIFICATION

TO: Town of Los Gatos
FROM: Jay Plett Architect

January 23, 2023

DESIGN CONSIDERATIONS

1. WORK WITH THE NEIGHBORS TO PLACE THE STRUCTURE TO BE AS LEAST IMPACTFUL AS POSSIBLE.
2. DESIGN AROUND THE EXISTING POWER POLE GUY WIRE THAT IMPOSES AN UNDUE BURDEN ON OUR PROPERTY. REFER TO SHEET A - 1.
3. DESIGN TO BE COMPATIBLE WITH OTHER GARAGES THROUGHOUT THE TOWN'S HISTORIC DISTRICTS THAT POSSESS NON-CONFORMING STREETSIDE SETBACKS.

SETBACK REQUEST

AFTER REVIEWING THE NEIGHBORS WRITTEN OPPOSITION AND THEN MEETING AGAIN (PLS REFER TO THE SHEWEY'S LETTER), WE HAVE PLACED THE GARAGE IN THE ONLY ALTERNATIVE LOCATION POSSIBLE DUE TO THE LOCATION OF THE EXISTING POWER POLE GUY WIRE.

THIS DESIGN IS CONSISTENT WITH MANY GARAGES IN THE VARIOUS TOWN HISTORIC DISTRICTS -REFER TO SHEET A - 2.

THIS GARAGE PLACEMENT PROVIDES FOR UNOBSTRUCTED WINDOW AND UPPER DECK SPACE FOR 72 MILES. 210 UNIVERSITY OBJECTIONS HAVE ALSO BEEN SATISFIED WITH THIS DESIGN. UNLIKE THE OTHER GARAGES LOCATED WITHIN THE STREETSIDE SETBACKS WITH SUB-STANDARD DRIVEWAYS, OURS WILL BE OF A 'SIDELOADED' DESIGN THAT PROVIDES FOR A SAFER, ADEQUATE BACKUP SPACE.

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SITE ACCESSORY COVERAGE REQUEST:

A VARIANCE FOR NET LOT SITE COVERAGE IS ALSO REQUESTED. THIS BEING A CORNER LOT WITH AN INCREASED OUTSIDE SIDE SETBACK, OUR NET SITE AREA IS COMPROMISED COMPARED TO AN INTERIOR LOT OF SIMILAR SIZE.

- ❖ ALLOWED GARAGE BY NET SITE AREA IS 485 SF
- ❖ AN INTERIOR PARCEL OF IDENTICAL SIZE WOULD HAVE A NET SITE AREA ALLOWANCE FOR A GARAGE OF 537 SF
- ❖ THE PROPOSED DETACHED GARAGE IS 518 SF

AS A CORNER LOT, THE PROPOSED GARAGE HAS A NET SITE AREA = 16%. IF IT WERE CALCULATED AS AN INTERIOR LOT, THE NET SITE AREA WOULD = 14%. PER THE TABLE ON SHEET NP-1, WE ARE WELL WITHIN THE NORMS REGARDING AREA AND LOT COVERAGE OF THE EXISTING ACCESSORY STRUCTURES IN THE NEIGHBORHOOD.

AFTER WORKING THOROUGHLY WITH THE NEIGHBORS, WE BELIEVE WE'VE COME TO A SUPERIOR DESIGN THAT IS COMPATIBLE WITH MANY OTHER GARAGES WITHIN THE TOWN'S HISTORIC DISTRICTS AND THAT OURS MEETS THE TOWN CODE 29.20.1700 STANDARDS.

1. THE POWER POLE GUY WIRE PLACES AN UNDUE BURDEN AND CONSTRAINT ON THE PROPERTY NECESSITATING THE NEED FOR REDUCED STREETSIDE SETBACK WITH A SIDELOADING GARAGE.

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2. A VARIANCE FOR A REDUCED STREETSIDE SIDEYARD AND LOT COVERAGE WOULD NOT CONSTITUTE A SPECIAL PRIVILEGE NOT FOUND ON OTHER PROPERTIES IN THE AREA OR IN OTHER HISTORIC DISTRICTS.