



October 7, 2019

City of Los Gatos
Planning Division
110 E. Main St.
Los Gatos, CA 95030

RE: 15921 Linda Avenue

REDUCED SIDE-YARD JUSTIFICATION

We are requesting reduced side-yard setbacks for a portion of the lot, located at 15921 Linda Avenue. Most of the property will conform to the allowed 8'-0" setbacks, 84% of the South side-yard will exceed the 8'-0" setbacks. We are asking for 5'-0" setbacks for the front portion of the proposed residence and attached garage (see exhibit).

The minimum lot width for this zone of R-1:8 is 60'. At 54' wide, our lot is the narrowest lot in the neighborhood. A 60' wide lot with 8' side-yards results in a 44' wide residence. We are asking for the same result: 54' wide lot with 5'-0" side-yards resulting in a 44' wide residence. This allows for the desired floor plan layout of Garage-Entry-Living Room facing the front ($21' + 8' + 15' = 44'$). This will be more in character with the neighborhood (see attached streetscape). We are proposing a one-story home and the houses on each side are two-story. If our one-story home is limited to 38' wide, it will look like an anomaly to the neighborhood, dwarfed by the adjacent wider two-story houses.

The current house has a setback of only 4 feet. The proposed setbacks will be increased by 1 foot to 5 feet. The current garage has a setback of less than 3 feet. These are both to be demolished.

The owner has shown 10 neighbors, including all of the immediate neighbors (right, left sides and rear) the proposed project with reduced setbacks and they are all in support of the design, as is reflected in the letter with their signatures (see attached).

We feel that with this information, our request for reduced side-yards of 5 wide for a portion of the residence is justified.

Thank you for your consideration,

A handwritten signature in blue ink, appearing to be 'J. Steve Collom', with a long horizontal line extending to the right.

J. Steve Collom, Project Architect

attachments:

Support letter with signatures

Side yard exhibit

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