



Date: October 20, 2023

To: **Ryan Saffy**
Associate Planner
Community Development Department
110 E. Main Street Los
Gatos, CA 95031

Re: San Benito Residential Addition
517 San Benito Ave
Los Gatos, CA 95030
JTG Architecture Job No.: 20006-1 Permit
Number: B21-0944

Subject: Revision Submittal

Dear Mr. Ryan Saffy

In evaluating the project, we have removed the existing covered entry and provided a new covered entry which enhances the appearance of the house and fits in with the fabric of the neighborhood. Similar to the previously existing covered entry our new covered entry is limited to covering the entry and front stairs while remaining architecturally proportional to the overall design of the home. We have even taken additional steps to reduce our encroachment into the front set back as we work with the Planning Department's rules and regulations.

Many homes on the block have a non-conforming setback especially the two other homes (513 and 515) that are built in the same style and time period. These two homes have similar setbacks as the subject property. The property directly adjacent to the subject property (515) has a setback of 19'-9". Property 513 has a setback of 20' for the main house and the front porch has a setback of 13'-6". In this sense, our new covered entry maintains a similar appearance and setback as other comparable homes on the block.

With that being said as you move further down the block there are an additional two homes that have built into the required setback. Property 505 has a large bay window projection that has a setback of 24'-4" and property 501 has a portion of the home that has a setback of 21'-3".

We are sincerely working with the neighborhood to provide an enhancement to the overall appearance of this home and use the precedents that have been set by this neighborhood. While code requirements have listed the setback as 25' you can clearly see that 5 of the 7 homes (including our project site 517) have non-conforming setbacks.

In closing I would like to mention that we have consulted with several of the neighbors who have verbally expressed being in favor of our improvements and we look to seek your support as well.

Sincerely,

John Gutknecht Architect
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