

To the Honorable Planning Commission
Town of Los Gatos
Community Development Department
Town Hall
Los Gatos, California

Re: Request for Removal of Garage Constructed in 1969
Property Address: 312 W Main Street, Los Gatos, CA
APN: 510-44-012
Zoning: R-1D
Lot Size= 4,325s.f.

- vi. Max Allowed FAR House= N/A s.f.
- vii. Max Allowed FAR Garage= N/A s.f.
- viii. Existing House SF 3,404
 - 1. First Floor 1,204
 - 2. Second Floor 1,204
 - 3. Total House SF 3,404
- ix. Proposed House SF 3,404
 - 1. First Floor 1,204
 - 2. Second Floor 1,204
 - 3. Total House SF 3,404
 - 4. Garage s.f. N/A

Dear Commissioners,

We are the owners of the single-family residence located at the above-referenced property. This submittal is made to request approval to remove the garage structure constructed in or about 1969 pursuant to variances granted by the Town at that time (see attached historical documentation).

The garage was originally approved in conjunction with a residential remodel and required relief from yard setback and lot coverage requirements under the zoning ordinance then in effect. The subject property remains zoned R-1D. No replacement structure is proposed.

Removal of the garage will reduce existing nonconforming conditions related to lot coverage and setback encroachments and will bring the property into closer compliance with current zoning standards. The proposed work will not intensify use of the site and will not adversely affect adjacent properties or neighborhood character.

The intent of this request is to simplify the site to allow better use of the outdoor space for our family, remove the non-functioning garage, and maintain consistency with the Town of Los Gatos General Plan and zoning regulations.

We respectfully request the Town's review of this application and confirmation of the permits and approvals required to proceed with removal of the structure.

Thank you for your consideration.

Noah and Chelsea Bedard
Owners

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