

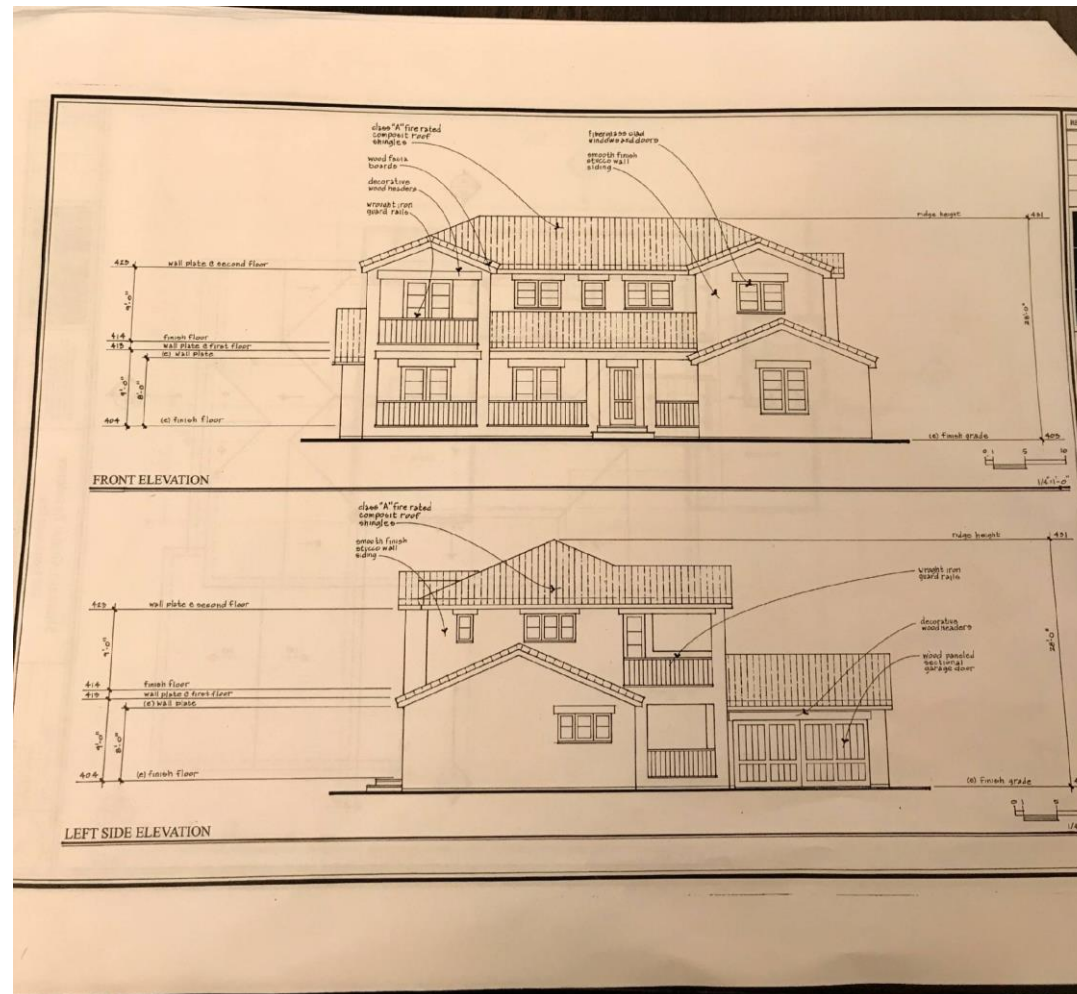
We are your neighbors at 289 Marchmont Dr. We need space for our family that has grown since we moved into this nice neighborhood 8 years ago. Our 3 kids, Arya (11y), Tara (9y) & Manu (6y), are growing up & asking for their personal space. This became more evident when everybody was working from home during the pandemic. So, we are finally going in for a remodel & addition to our existing house. We want to get it done fast since our oldest son is already in middle school & we want to optimize the amount of time he gets to enjoy his own room & our new house. We wanted to give you a heads up since you are our neighbor.

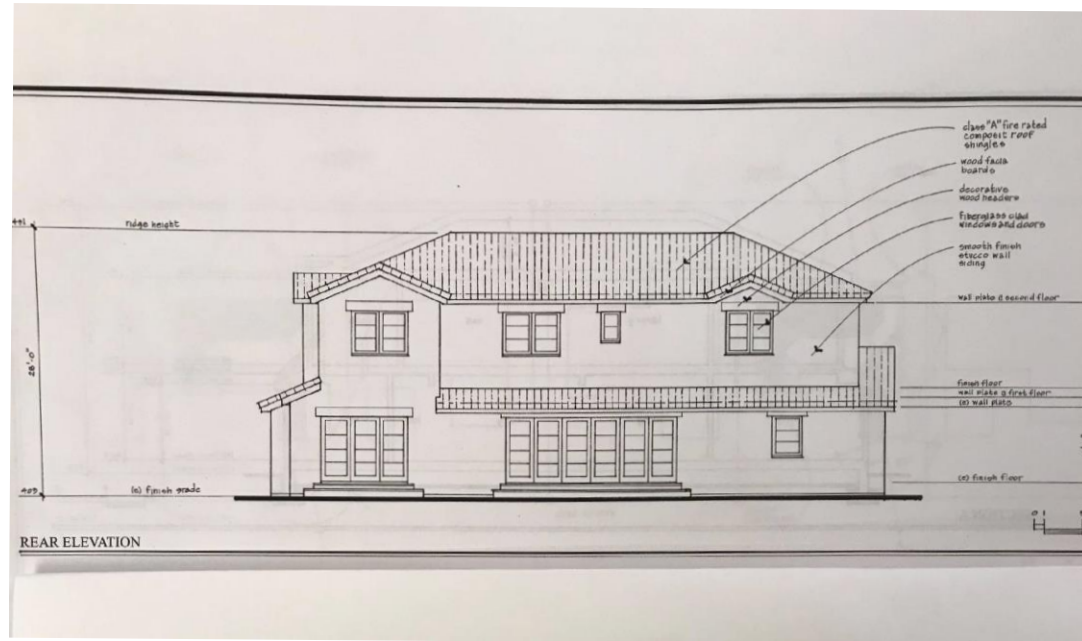
We are collaborating with 'Britt-Rowe', a well established Los Gatos architecture firm which has worked with the town for over 2 decades. One of the partners Mike Rowe lives in Los Gatos on [REDACTED] Please review the details below & pics at your convenience, & do not hesitate to contact us & our architect with your questions.

Architect Contact info: David Britt 415-595-3458

Our contact info: Janhavi & Prasad [REDACTED] / email: [REDACTED]

- Second Story addition is setback from existing one story side walls, 12.5' on left, 15.5' on right.
- The second story is set back from the garage as viewed from the street.
- No large windows are proposed on the second floor side walls- 50% of windows on the side are bathroom windows & all are high silled (not portrait) to maintain privacy for all.
- Proposed addition is designed to the allowable town standards for the neighborhood. We are not asking for any special variances.





Britt/Rowe

108 N. Santa Cruz Ave.
Los Gatos, CA 95030
408.354.6224

November 12, 2021
Revised February 16, 2022

Town of Los Gatos Planning Department
110 East Main St.
Los Gatos, CA 95030

RE: 289 Marchmont Drive

Letter of Justification.

Property owner and Britt/Rowe are proud to propose a new two story addition to an existing single family residence located at 289 Marchmont Drive. The house is designed to accommodate the needs of the family that has lived in this house for the last 8 years and has grown over that time from 2 to 3 kids. The proposed addition is designed so that the 2nd floor has the kids' 3 bedrooms and master. The kids are young and this way parents can stay close to them at night. Janhavi is a doctor at Good Samaritan hospital and Valley medical, and she treats Covid patients. We decided to have an isolated bedroom on the first floor as a quarantine room for her in case of infection exposure. We did not increase the footprint of the house, so that we could preserve all the established trees, outdoor spaces and existing long driveway.

The residence has been designed within the allowed development standards of the R1-10 zone. The residence remodel/addition adopts several of the design goals as outlined in the town's Residential Design Guidelines which includes, but is not limited to:

1. Strong one story elements to mitigate two story mass. This includes a large front porch consistent with the design review guidelines as outlined in section 3.10.1.
2. Proposed exterior finishes have been specified to be high quality and consistent with the architectural style per design review guidelines as outlined in section 3.3.1
3. Proposed exterior finishes have been specified to be compliment the neighborhood as per design review guidelines as outlined in section 3.3.2
4. Proposed window and door material have be specified to match the surrounding neighborhood per design review guidelines as outlined in section 3.7.3
5. Proposed garage adopts design review guideline recommendations as outlined in section 3.4.1.
6. Although proposed addition will increase the total square footage of the home, it will not be the largest home in the neighborhood, and falls within a few hundred feet of approximately 45% of the homes in the neighborhood.

Other design features have been incorporated to mitigate privacy impacts. These include:

- Second floor window with high sills on right and left sides of house.

- Second story setbacks increased from minimum allowable.

We have followed Town residential design guidelines and asked for no exceptions. We have incorporated all of the recommendations of the town consulting architect. We think a well designed house by Britt- Rowe will be a nice addition to the neighborhood.

Thank you Staff for you assistance with our application. If there are any questions regarding the proposed design, please feel free to contact me.

David Britt

Britt/Rowe