

PROJECT DESCRIPTION AND JUSTIFICATION

FROM THE PROJECTS INCEPTION, WE HAVE WORKED CLOSELY WITH STAFF, REVIEWING THE DESIGN CONCEPT AND WERE MET WITH POSITIVE INPUT.

EXISTING CONDITIONS

THE PARCEL IS NON-CONFORMING, ZONING IS R 1-8. FRONTAGE = 31'-9"
(60'-0" IS REQUIRED)

PARCEL AREA = 7,435 SF (8,000 SF IS REQUIRED)

THE PARCEL IS OF NARROW WIDTH AND GENTLY SLOPING DOWN FROM LOMA ALTA TO AN ALLEY AT ITS REAR.

THE EXISTING HOME IS NON-HISTORIC, OF A NON-DESCRIPT STYLE WITH NUMEROUS MODIFICATIONS THAT DO NOT MEET MODERN CODES - ESPECIALLY THOSE OF ENERGY CONSUMPTION - SINGLE GLAZED ALUMINUM FRAMED WINDOWS, NO INSULATION, ETC...THE OWNERS DO NOT WISH TO RETAIN THE STRUCTURE.

THERE ARE TWO LARGE NEIGHBOR REDWOOD TREES ADJACENT TO LEFT SIDE OF SUBJECT PARCEL THAT THE PROPOSED DESIGN SEEKS TO PRESERVE BY SETTING THE BASEMENT FURTHER DOWNHILL, AWAY FROM THE TREES, PER FIRESTONE'S ARBORIST REPORT.

PROPOSED DESIGN

THE NEW HOME IS OF A VICTORIAN STYLE, WHOLLY COMPATIBLE WITH THE IMMEDIATE NEIGHBORHOOD STYLES. SPECIFICALLY, THIS IS OF AN ITALIANATE VICTORIAN STYLE - ITALIANATES ARE ALMOST ALWAYS TWO STORIES WITH NARROW VERTICAL MASSING - WHICH SUITS THIS UNUSUALLY NARROW SITE PERFECTLY. CONSULTING ARCHITECT CONCURS.

GROUND FLOOR AREA TO UPPER FLOOR AREA RATIO:

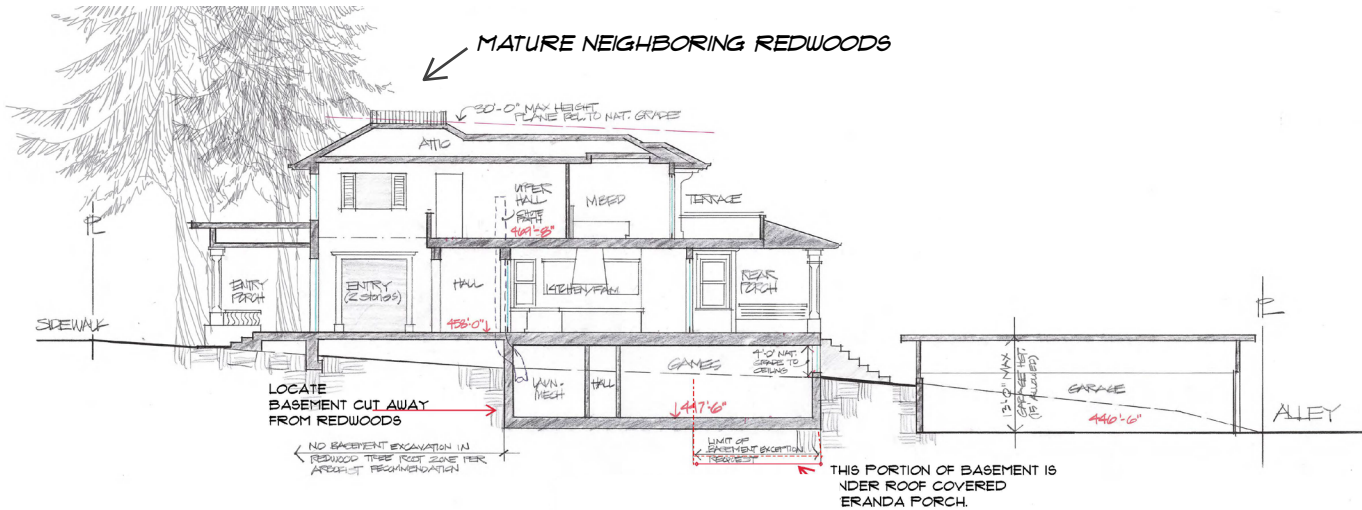
GROUND FLOOR AREA = 1,684.5 SF = 58%

UPPER FLOOR AREA = 1,212.5 SF = 42%

THE WHOLE OF THE BASEMENT MEETS THE DEPTH REQUIREMENTS TO BE CONSIDERED BELOW GRADE SPACE.

BELOW GRADE/BASEMENT EXCEPTION

WE ARE SEEKING AN EXCEPTION TO THE BASEMENT REQUIREMENT TO BE LOCATED SOLELY UNDER THE CONDITIONED LIVING AREA ABOVE IT. WE WOULD LIKE TO LOCATE THE BASEMENT UNDER A PORTION OF THE CONDITIONED MAIN FLOOR LIVING LEVEL AND THE REMAINING PORTION OF THE BASEMENT UNDER THE REAR ROOF COVERED VERANDA PORCH, TO BE IN BEST COMPLIANCE WITH FIRESTONE'S ARBORIST REPORT. THE TOWN PEER REVIEWED ARBORIST IS IN AGREEMENT.



LONGITUDINAL SECTION

DESIGNED TO BE SET AWAY FROM THE NEIGHBORING REDWOODS, IT SHOULD NOT HAVE ANY DETRIMENTAL EFFECTS ON THE TREES. WITH THE PROPOSED DESIGN, THERE WILL BE LESS EXCAVATION AND GRADING BECAUSE THE BASEMENT IS LOCATED DOWNHILL AS THE GRADE NATURALLY SLOPES DOWN. THIS RESULTS IN THE BASEMENT BEING SMALLER THAN IF UNDER THE ENTIRE MAIN FLOOR.

- THIS DESIGN DOES NOT CONTRIBUTE IN ANY WAY TO THE BUILDINGS MASSING AND BULK.

SIDE YARD SETBACKS

DUE TO THE SEVERE NON-CONFORMING NARROWNESS OF THE SITE, WE ARE ASKING FOR REDUCED SIDE YARD SETBACKS - SEE SITE AND FLOOR PLANS FOR DIMENSIONS.

THIS IS TO KEEP CONSISTENT WINDOW WIDTH SIZES WHICH IS A CHARACTERISTIC OF VICTORIAN ITALIANATES. THIS SETBACK REQUEST IS CONSISTENT WITH THE IMMEDIATE NEIGHBORS AND IN PARTICULAR WITH THE TWO HOMES ON EITHER SIDE -

172 HAS A 4'-9" SYSB

178 HAS A 5'-0" SYSB

IN ADDITION, MANY NEIGHBORING HOMES HAVE NON-CONFORMING SIDE YARD SETBACKS - AS LITTLE AS 3'-0": 185, 179, 116, 172, 178, 180 - REFERENCE THE NEIGHBORHOOD PLAN SHEET A1.1. THIS REQUEST IS CONSISTENT WITH NEIGHBORHOOD CONDITIONS.

FRONT YARD SETBACKS

THE PROPOSED DESIGN MEETS THE ALLOWED SETBACK REQUIREMENT WHEN AVERAGING THE NEIGHBORS ON EITHER SIDE. THE FRONT PORCH SETBACK HAS BEEN INCREASED 1'-6" PER CONSULTING ARCHITECT RECOMMENDATION.

FLOOR AREA REQUEST

THE HOME WILL HAVE NEITHER THE LARGEST ABOVE GRADE FLOOR AREA OR F.A.R.

* 179 LOMA ALTA	= 2,919 SF	F.A.R. = .39
* 177 LOMA ALTA	= 3,018 SF	F.A.R. = .45
* (PER COUNTY RECORDS)		

(P) ABOVE GRADE FLOOR AREA = 2,897 SF F.A.R. = .39
TOTAL FLOOR AREA W/ BELOW GRADE BSMT = 3,418 SF F.A.R. = .46

UPPER BEDROOM TERRACE

THIS TERRACE DOES NOT AFFECT NEIGHBOR PRIVACY AS IT IS PART OF A BEDROOM SUITE ONLY. THE HOME NEXT DOOR AT 176 HAS SIMILAR UPPER LEVEL AND MAIN LEVEL TERRACES. ALSO, 180 AND 188 POSSESS TERRACES - THEREFORE, THIS DESIGN IS CONSISTENT WITH THE NEIGHBORHOOD.

GARAGE

THE GARAGE WILL BE ACCESSIBLE FROM THE ALLEY AND BE OF A DETACHED DESIGN. ITS AREA IS WITHIN THE ALLOWABLE AREA LIMITS. SETBACKS HAVE BEEN REDUCED DUE TO THE NON-CONFORMITY OF THE PARCELS WIDTH AND AREA AND IS CONSISTENT WITH NEIGHBORING GARAGE CONDITIONS.

LIGHTWELL

DUE TO THE NON-CONFORMING NARROWNESS OF THE SITE, THE LIGHTWELL ON THE HOMES EASTERLY HAS BEEN DESIGNED TO PROVIDE LIGHT, EGRESS AND PEDESTRIAN PASSAGE BETWEEN THE HOMES FRONT AND REAR YARDS. THIS SAME CONCEPT/DESIGN HAS BEEN PREVIOUSLY APPROVED BY THE PLANNING COMMISSION AT 509 BACHMAN AND 118 OLVE - BOTH NON-CONFORMING PARCELS SUCH AS THIS.

NEIGHBOR SUPPORT

WE HAVE RECEIVED POSITIVE SUPPORT FROM THE FOLLOWING NEIGHBORS:

177 LOMA ALTA AVENUE
172 LOMA ALTA AVENUE
180 LOMA ALTA AVENUE
162 LOMA ALTA AVENUE
187 LOMA ALTA AVENUE
325 JOHNSON AVENUE
175 LOMA ALTA AVENUE
227 LOMA ALTA AVENUE
179 LOMA ALTA AVENUE
222 VISTA DEL MONTE
54 LOS GATOS BLYD
216 LOMA ALTA AVENUE