

RECEIVED

JUL 11 2019

TOWN OF LOS GATOS
PLANNING DIVISION

**JUSTIFICATION LETTER
Bothman Project
56 Central Avenue**

The subject property is a portion of an original property that contains 3 underlying lots. The original house was built in 1925 and is located in the center lot. The subject lot, #61, contains a guest cottage, gazebo and storage shed with multiple retaining walls, all of which are to be removed.

The frontage of the original property, extending 150' of length, is a stone wall with stone entry columns at the driveway entries. Because of their historic nature, the Bothmans would like to have the wall and entry columns remain. However, they would like to relocate 1 column in order to widen the entry to a minimum of 16' clear. The new column would be rebuilt to match the existing.

The new home will be 2-story located on a level part of the property, at the front. As the land slopes away to the rear, the 1st floor will have a deck. The project includes a cellar with a clerestory wall to a cellar-level patio. This level aligns with an existing grade cut on the property.

We are asking for a side-yard reduction to 5' per Section 29.10.265 (2) Nonconforming Lots, because of the narrow configuration of the lot. This side-yard reduction will not impact either side neighbor since the left side house is being demolished due to the new parcels being created and the 2 right side neighbors consist first of a flag lot with a driveway of 20' so the house on the property in front of the flag lot is more than 30' from the subject property. In addition to the narrow width of the lot it also slopes. In order to maximize available flat land while minimizing grading, grading for a detached garage down-slope is unfeasible - we are requesting a side-yard reduction to 5'. There are 4 homes across the street on narrow lots and their solution was to have detached garages or a side-facing garage accessed via a side/rear street (Central Court). These homes, eave to eave, are about 14-18' apart. The narrow width and slope of the subject property created a unique situation with limited options other than requesting a side-yard reduction to 5'.

The owners have situated the garage forward on the most level part of the property to reduce the amount of driveway. This project also includes a secondary dwelling located above the garage with its own exterior entrance.

We have kept the roof pitch low, 4/12, at the front and 2/12 at the rear. We will be using a "Farm House" architectural style with horizontal siding at the 1st floor, board and bat siding at the 2nd floor and brick veneer at walls exposed below the 1st floor. The Bothmans were very hands-on with regard to the design of this simply-styled country house.

The majority of the windows are oriented to the street and backyard to provide privacy for the adjoining neighbors.

The neighborhood is a mix of 1 and 2-story homes of varying ages. The house to the northeast is on a flag lot property with the driveway adjoining the subject property line. The house to the southwest is the original 1925 home scheduled to be removed due to returning the property to its original 3 lots. There is no rear neighbor as the hill drops down to Oak Hill Way.

This application includes the requested removal of trees #521, 523, 525, 526, 527.



70 Central
~3' to fence

56 Central (subject)

flag lot, ~20' drive

67-71 Central
~5' eave to eave'

Narrow lots w/
detached or
sideways garages

***This Page
Intentionally
Left Blank***