



July 02, 2026

127 Belhaven Drive Minor Residential Application MR-26-005 Letter of Justification

The proposed project consists of a 188-square-foot second-story addition to an existing single-family residence to create a new primary bathroom and walk-in closet. The project also includes renovation of the existing upstairs hall bathroom and construction of a new laundry room, requiring the reconfiguration of three existing rear-facing windows. In addition to the interior improvements, the project proposes a new second-story deck adjacent to the primary bedroom.

Proposed Addition

The proposed addition is located on the northeast corner of the second story above the existing first-floor family room. Because it is constructed over existing living space, the project does not increase the building footprint. The addition also does not increase the overall height of the residence, as the new roof remains below the existing roof ridge.

The addition includes one window facing the front street and one window facing the rear yard. No new windows are proposed on the east elevation facing the adjacent neighbor. The south-facing window is a clerestory window serving the enclosed toilet room within the primary bathroom, while the north-facing window provides natural light and ventilation to the walk-in closet.

Exterior materials consist of cement plaster and composition roofing to match the existing residence. The addition will be painted to match the existing home, and new white vinyl windows will match the existing windows.

The residence is already a two-story home within a neighborhood characterized by similar two-story residences. As such, the addition is compatible with the existing neighborhood in terms of size, scale, and architectural character.

Primary Bedroom Deck

The proposed 8-foot by 11-foot deck is located off the primary bedroom and is recessed within the existing roofline over the garage and front entry.

This location was intentionally selected to provide the homeowners with outdoor living space while maintaining privacy from the adjacent eastern property. It also allows views toward the Heintz Open Space hills while minimizing visual impacts from the public street. Because the deck is integrated into the existing roof form, it has minimal effect on the appearance of the front elevation.

Several homes within the neighborhood include second-story balconies or decks facing the street, making the proposed deck consistent with the surrounding residential character.

Brand Office

155 E. Campbell Ave, Suite 114
Campbell CA 95008

Patterson Bldg, Suite 5
6th Street (Between Delores and Lincoln)
Carmel-by-the-Sea

Town Consulting Architect Comments

The Town's consulting architect suggested relocating the proposed deck from the south (front) side of the residence to the east side.

The applicants respectfully chose not to pursue this modification because relocating the deck would increase privacy impacts on the eastern neighboring property and eliminate the views toward the surrounding hills that the current design captures. The proposed location better balances neighborhood compatibility, homeowner enjoyment, and privacy considerations.

Neighbor Concerns

The owner of the property immediately east of the project site has expressed concerns regarding the proposal. The applicants have met with the neighbor in an effort to address these concerns but have not been able to reach a mutually acceptable resolution.

The concerns focus on two issues:

1. Privacy related to the new south-facing clerestory window.
2. Potential shading impacts from the proposed addition.

South-Facing Clerestory Window

The window in question is a 3-foot by 1-foot 4-inch clerestory window located within the enclosed toilet room of the new primary bathroom. The sill height is approximately 5 feet 4 inches above the finished floor.

The neighbor requested that the window utilize obscure (frosted) glass. While the homeowners prefer clear glazing, they offered to install window coverings consistent with those proposed throughout the primary suite. This compromise was not acceptable to the neighbor.

Interior elevations are included to demonstrate that this window serves only to provide natural light and ventilation to the toilet room and is not intended as a view window for a primary living space. Furthermore, the window faces toward the public street rather than toward the neighboring residence.

Sun/Shade Study

The original shadow study submitted with the application contained drafting errors. Corrected studies have since been prepared and submitted, with each revision incorporating additional clarifications requested during the review process.

The final study included in the project plans identifies the limits of the proposed addition, verifies the solar angles used in the analysis, accurately depicts the relative building locations, and reflects the grade differences between the surrounding properties.

Although additional requests for clarification of dimensions were received, the completed study demonstrates that the proposed addition does not create a measurable increase in shadowing on the adjacent property and does not materially affect existing solar access to the neighboring residence or yard. Copies of the final shadow study are attached for reference.

Neighborhood Outreach

The property owners contacted the surrounding neighbors to discuss the proposed project. A summary of those conversations has been provided as a separate attachment. Other than the adjacent eastern property owner, no neighboring property owners have expressed concerns regarding the proposal.

Conclusion

The proposed project is a modest addition to an existing two-story residence that does not increase the building footprint or overall building height. The design utilizes materials and architectural features consistent with the existing home and surrounding neighborhood.

The proposed deck has been carefully located to minimize privacy impacts while preserving views and maintaining the architectural character of the residence. Likewise, the clerestory window has been designed solely to provide natural light and ventilation to an enclosed toilet room and does not create meaningful opportunities for overlooking adjacent properties. The shadow study further demonstrates that the project will not result in significant impacts to neighboring properties.

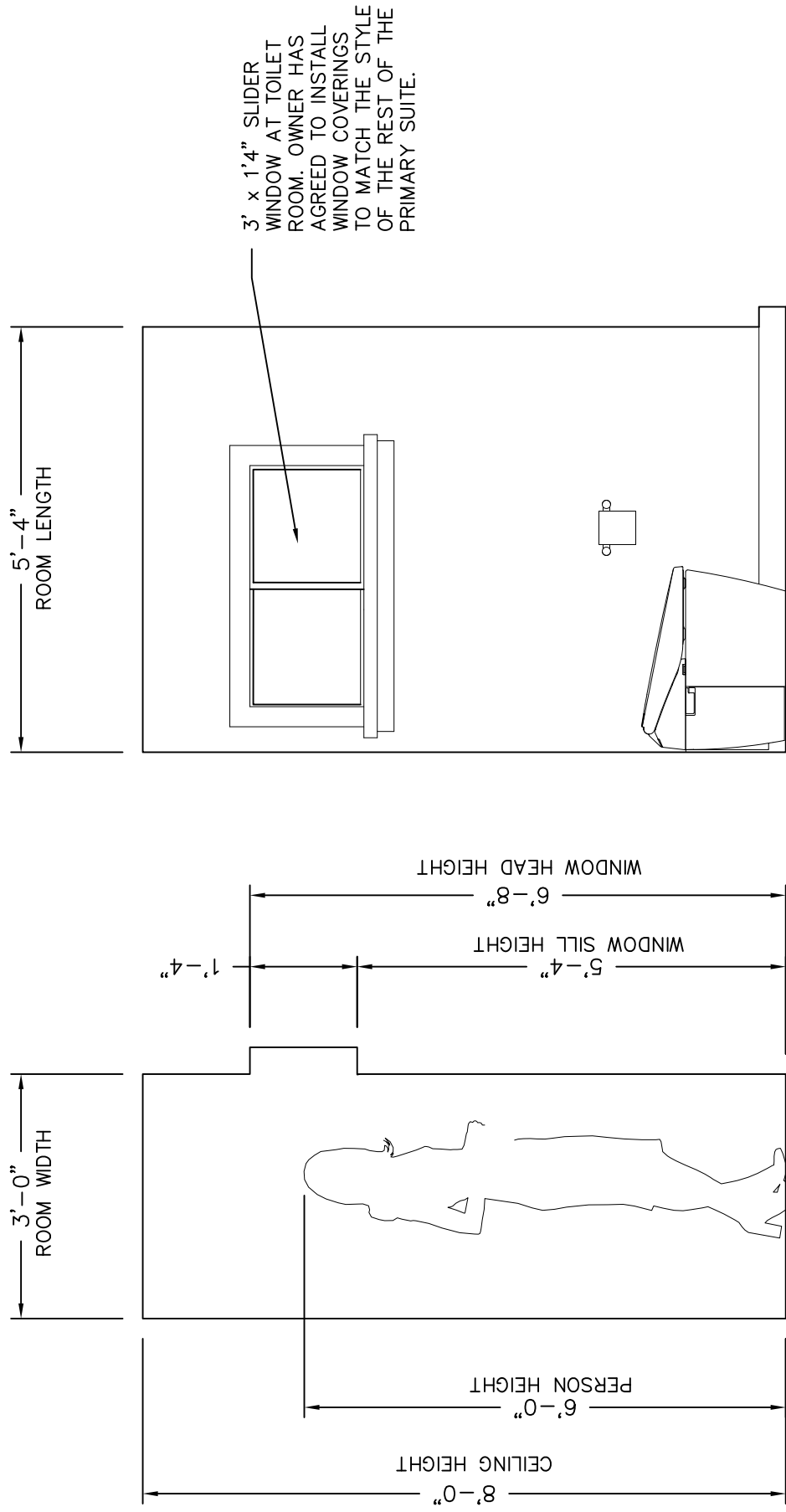
Overall, the project is compatible with the surrounding neighborhood in terms of size, scale, massing, and appearance, while providing functional improvements that are typical of homes within the community.

For these reasons, we respectfully request approval of the proposed project. Thank you for your consideration.

Greg Stowers

Stowers Associates | Architects

155 E. Campbell Ave., Suite 114 | Campbell CA 95008



127 BELHAVEN RESIDENCE
WINDOW AT PRIMARY BATHROOM TOILET ROOM

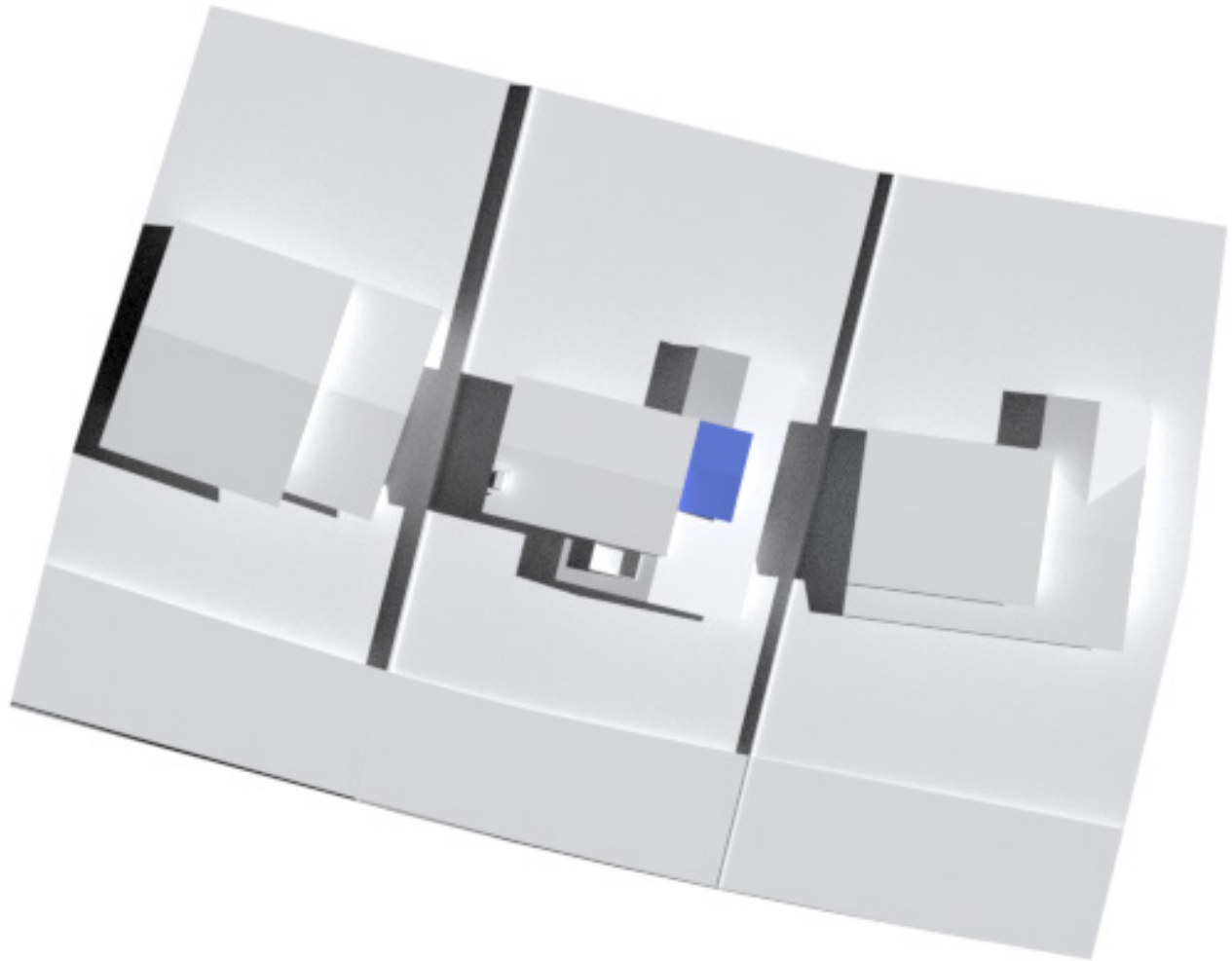
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BUTCHER RESIDENCE SUN STUDY

127 BELHAVEN DRIVE, LOS GATOS

JUNE 21

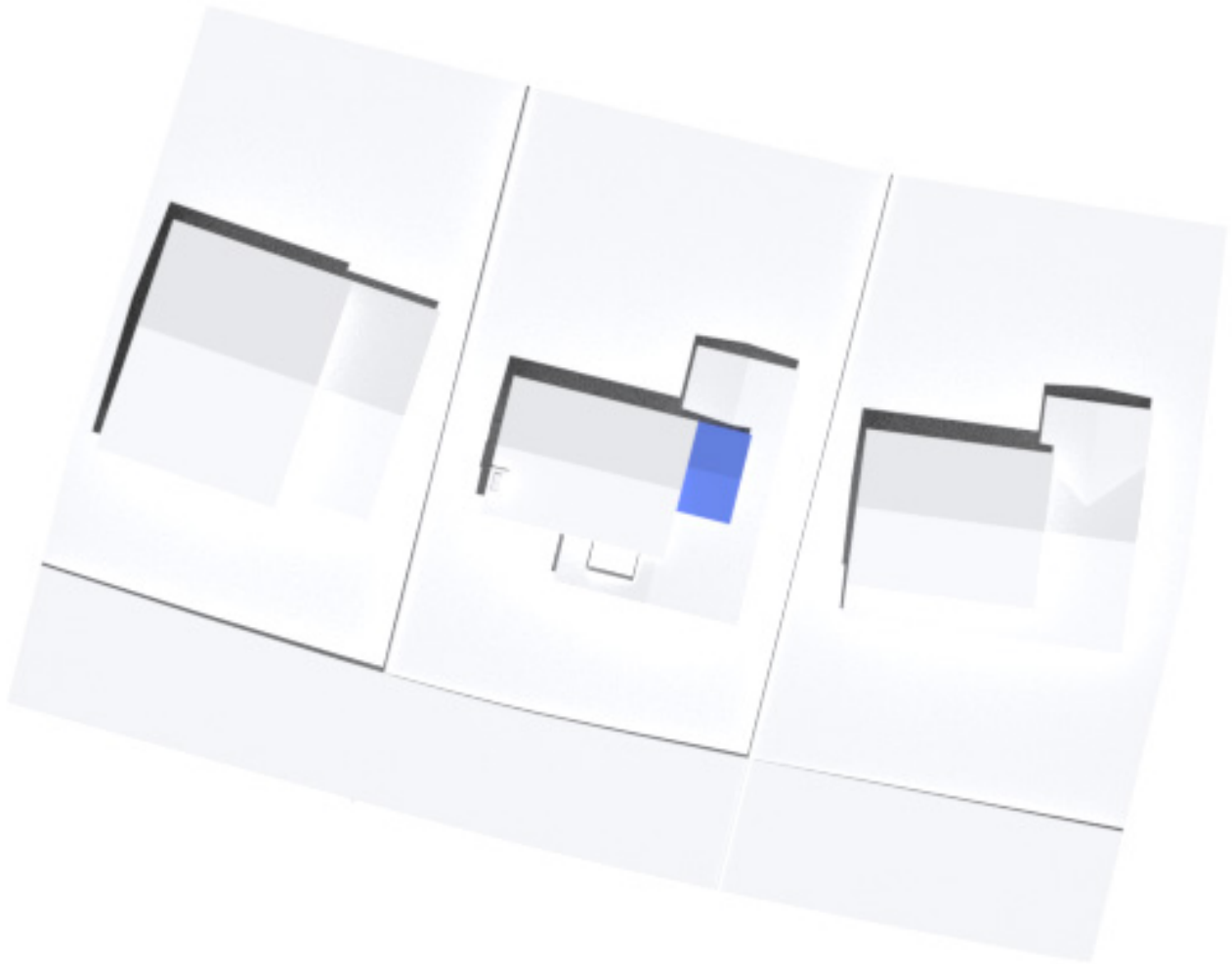
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BUTCHER RESIDENCE SUN STUDY

127 BELHAVEN DRIVE, LOS GATOS

JUNE 21
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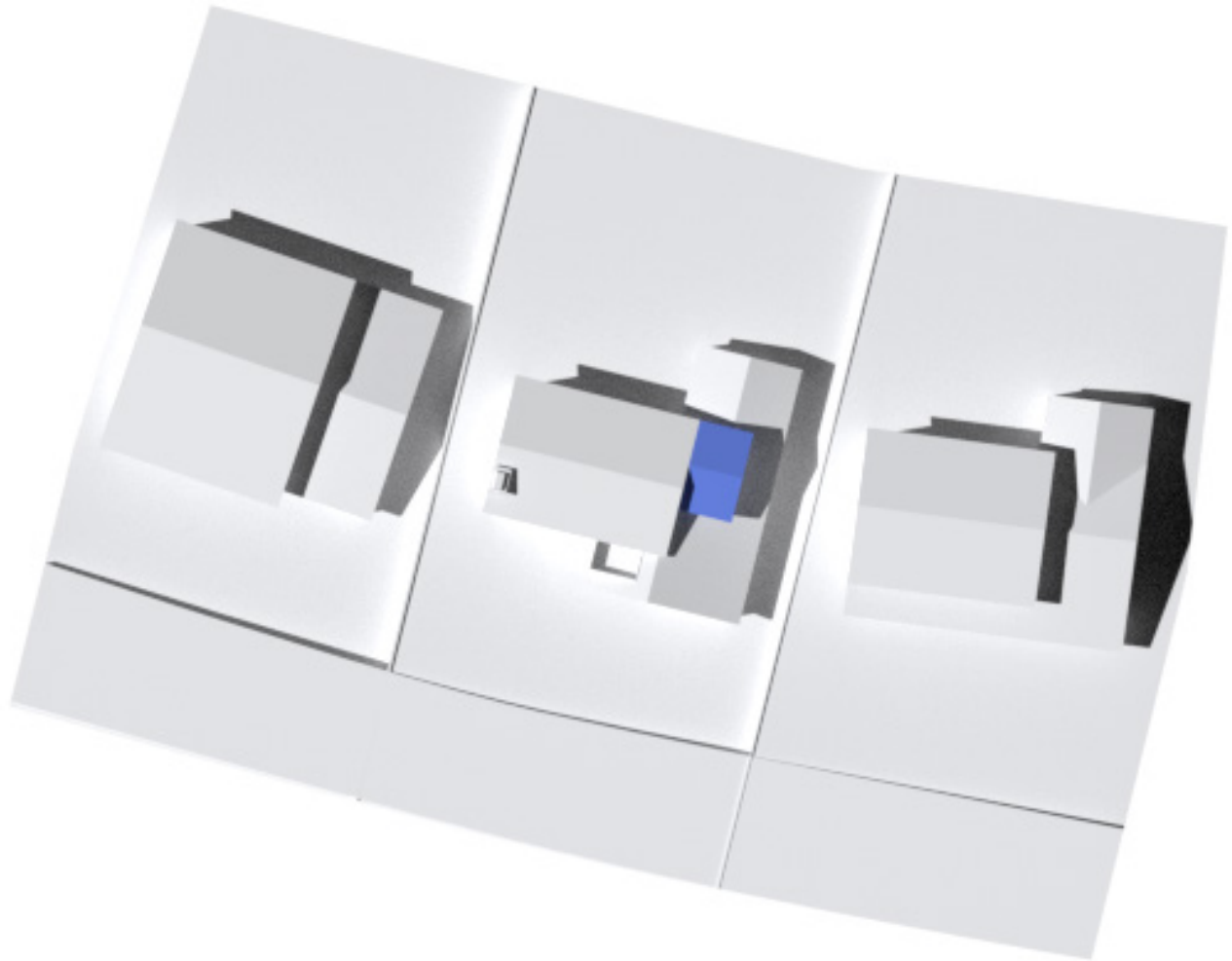


BUTCHER RESIDENCE SUN STUDY

127 BELHAVEN DRIVE, LOS GATOS

JUNE 21

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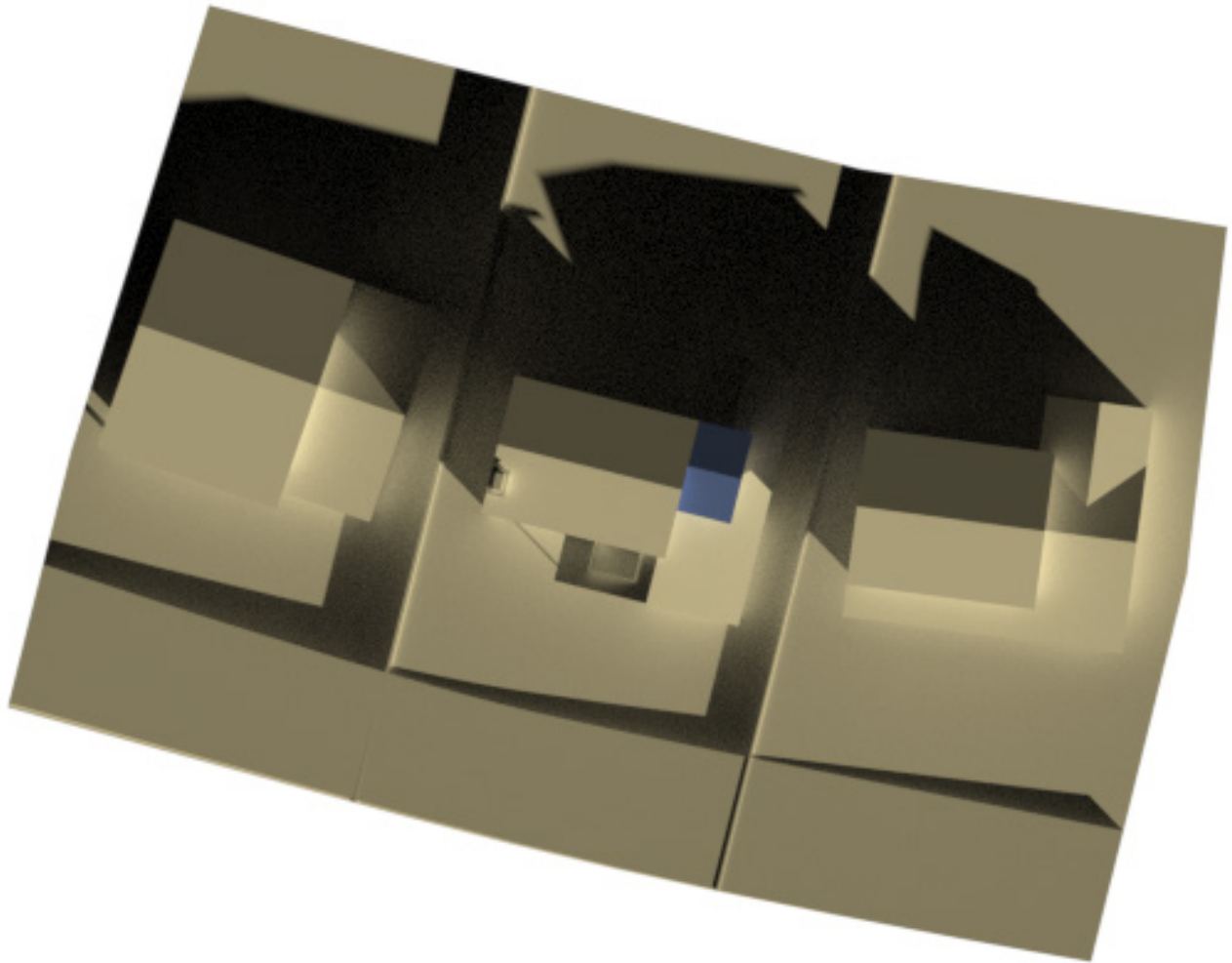


BUTCHER RESIDENCE SUN STUDY

127 BELHAVEN DRIVE, LOS GATOS

DECEMBER 21

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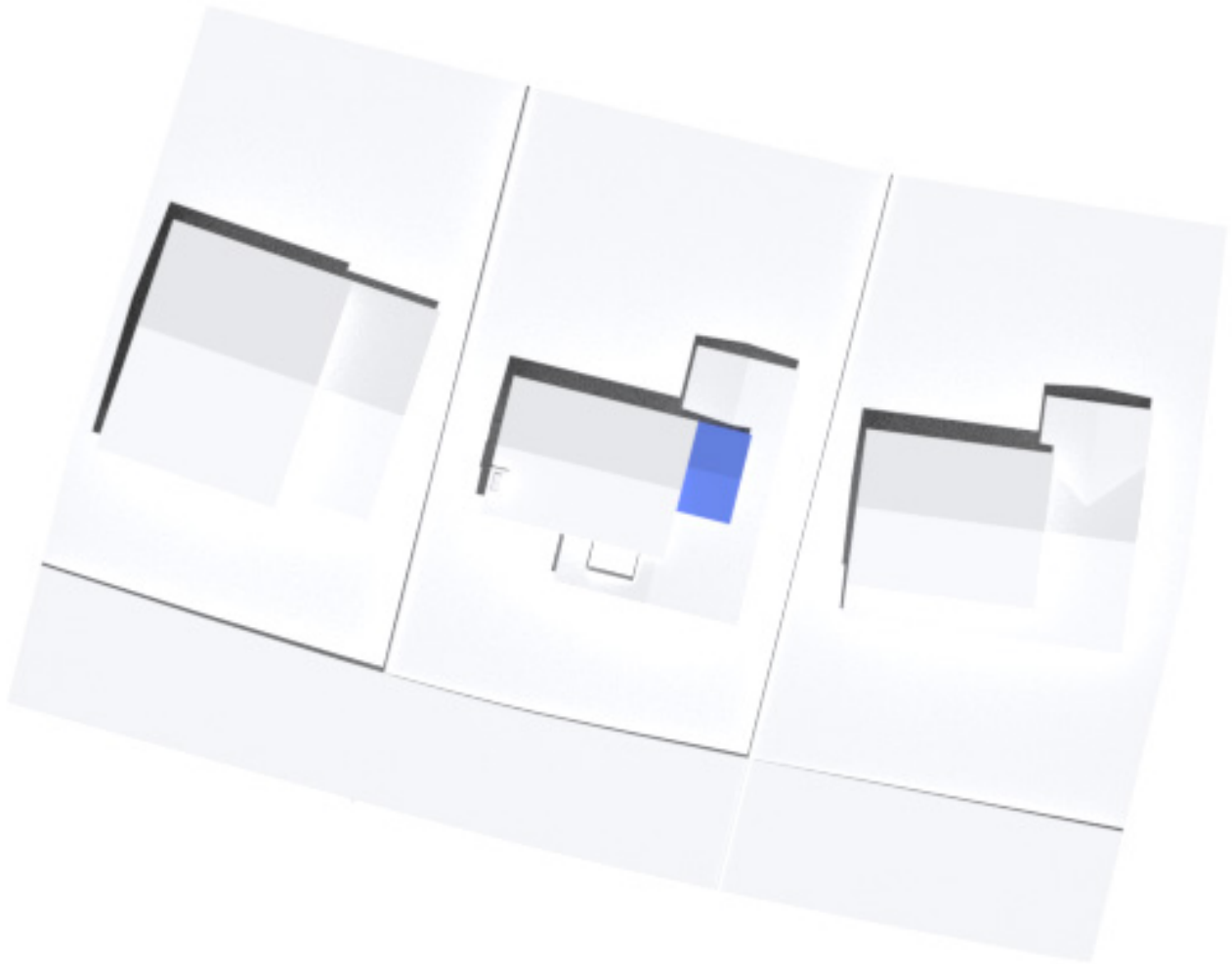


BUTCHER RESIDENCE SUN STUDY

127 BELHAVEN DRIVE, LOS GATOS

DECEMBER 21

12:00 PM



BUTCHER RESIDENCE SUN STUDY

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DECEMBER 21

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