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Date: March 9, 2021

Re: Justification Letter

Project Address: 113 Albert Ct.
Los Gatos, CA 95032

Project Number: **MR-21-002**

Diego Mora,

The course of the pandemic has made it obvious to some the deficiencies of 24 hour living in many single-family homes in Los Gatos.

The homeowners at 113 Albert Court, want to change their home to improve the activities in their home and family life. The items that they want to improve require additional floor area to be added to the first and second levels to the home. This included relocating a bedroom on the first floor and moving it to the second floor so that the home would still be a 4-bedroom home.

In determining the neighborhood compatibility and the needed floor area of the home, the design strategy was to keep the additional floor area under the size of the largest home on the street and to match the second-floor mass with other two-story homes in the neighborhood that had previously added a second floor or additional area to existing second floors.

116 Albert Ct, across the street from the project location, had a second-floor addition to the existing two-story home of 516 square feet approved in 2015 (MR-14-026). The total floor area for this home is 2722 square feet. The massing of this addition is larger in massing to the proposed for 113 Albert Ct. 116 Albert Ct second floor is larger by 221 square feet than what is proposed for 113 Albert Ct. The second-floor addition at 116 Albert Ct extends further to the side neighbor's property than that proposed for 113 Albert Ct by 6 feet more in length. The second-floor addition at 116 Albert Court also extended further back into the rear yard. It extends 15 feet into the yard whereas our proposal only extends 4'-2.5" to the rear. The height we propose for 113 Albert Ct is comparable, and slightly shorter, to the height of 116 Albert Ct. At 2722 square feet the FAR for 116 Albert Ct is .312 where we propose .30988 for 113 Albert Ct.

121 Albert Ct, according to the records that we could obtain freely, is listed as having 2764 square feet. Our free sources were Zillow, Redfin, but we also obtained a report

from a Realtor source who provided the attached print out. County records directly from the assessor may be public record, but there is no source to find online or freely. We've used Zillow for reports because of their statement that they get floor areas from County records (see attached). Our planner states that the floor area for 121 Albert Ct is 2716 square feet.

We have designed this home to have 2713 square feet of floor area therefore being smaller than the largest homes in the neighborhood with both 116 Albert Court and 121 Albert Court having more floor area.

The additions to the home are designed in a way to appear as though the second floor had always been designed as we propose. Materials will match existing materials. Roof slopes and forms will match existing roof slope & forms.

Thank you for your time.

Sincerely,



Jennifer Kretschmer, AIA

Principal Architect

CA license #C-29615 and NCARB Certified