



July 15, 2021

To: Planning Department Staff

RE: 16495 Ferris Avenue – **Project Description**
Application S-21-015

Dear Planning Department Staff,

Thank you for this opportunity to present our project at 16495 Ferris Avenue. Our client, Joe Brady and his family have been long time residents of Los Gatos. And plan to stay here for the foreseeable future. The Brady family would like to utilize the unused exterior covered patio space to allow the current family room and dining room to expand into that area. This will provide the family with more indoor space.

As noted on the plan set, the covered patio is facing the rear yard. By allowing the family room/dining to include this 191 square feet space will allow a much more comfortable indoor space. The current patio is covered by a roof with shingles that will not be removed or altered. The existing exterior wall will be removed and new will be framed at the edge of the covered patio. The architectural features will all match the existing residence. This includes the exterior cement plaster finish and color. Along with the appropriate eave overhang length to match existing.

In regard to the City F.A.R. requirements, the project property would exceed the allowed F.A.R. to 0.332. However, within the immediate surrounding area a few neighbors have also exceeded and have a larger F.A.R. than the project property. Some of these are:

- 16460 Ferris Ave - .403 FAR
- 16810 Loma St. - 3,198 sf
- 16812 Potter Ct. - .464 FAR (3,016 sf)
- 16790 Loma St. - .37 FAR

(See exhibit A: Map)

Also Joe has reached out to the neighbors to the left and right of the project property and discussed the extent of construction. Both neighbors have all written letters to the Project Planner, Ryan Safty, in favor of the extension.

Thank you for your consideration. We look forward to your comments.

Sincerely,

Wayne Lin, Architect

Exhibit A: Map

