

# Letter of Justification for an Existing Gable-end Roof at 236 Las Miradas

08/12/2018

Dear Sir/Madam,

This letter is for staff technical review for 236 Las Miradas Dr (Architecture and Site Application S-17-011). In a letter dated February 2, 2017 from Town's Consulting Architecture, it recommends to utilize hip roofs to reduce the building mass and lower its perceived heights.

In the follow-up submission, all new roofs are changed to hip roofs. For the existing ones, the roof facing the street is already a hip roof. There is only one gable-end roof at the rear of the house. Please allow me to write this letter to justify why it should be kept as is in this project.

First, the goal of using hip roof is to reduce the building mass and lower its perceived heights. The existing gable-end roof is much lower compared with the new 2nd story addition. It is not visible from the front (Las Miradas Dr). In the back, there is no other houses except the Los Gatos Creek and Los Gatos Creek Trail. The gable-end roof is not visible from the trail as well. It is blocked by the fence and trees.

Secondly, gable-end roofs are very common in the neighborhood. As shown in A6 (Streetscape), there are 9 houses from the immediate neighbors. Among them, 7 out of 9 houses still use gable-end roofs.

Thirdly, it will significantly increase the scope of work for this remodelling project. In the current submission, half of the existing roofs (for family room and garage) remain unchanged. If we can change the gable-end roof to hip roof, it will end up with remove the remaining roofs due to structure change. It will significantly increase the budget of this remodeling job. Please allow us to do it in the future, not this time.

Sincerely yours!



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TOWN OF LOS GATOS  
PLANNING DIVISION

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