

Design Review

The proposed project is desirable in that the project's design and architecture conforms with the policies and principles of the Single-Family Home Design Techniques.

Basic Design Principle	Comments
<i>2.2.1 Reinforce prevailing neighborhood home orientation and entry patterns</i>	The proposed entry porch is well designed as it helps in defining the front entry to the home and is consistent with the architectural style of the house. <i>Finding met.</i>
<i>2.2.2 Respect the scale, bulk and character of homes in the adjacent neighborhood.</i>	The design, scale and bulk of the proposed home is similar to that of the surrounding two-story homes. The proposed second floor addition is mostly integrated into the roof form and does not increase the apparent visual bulk of the second story. <i>Finding met.</i>
<i>2.2.3 Design homes to respect their immediate neighbors</i>	The proposed addition does not significantly increase the existing overall building height. The 23-feet 10-inch building height is significantly less than the 30 feet height limit. The applicant does not propose any new second floor windows along the side yards, which helps in preventing privacy impacts to the adjacent properties. <i>Finding met.</i>
<i>2.2.4 Minimize the visual impacts of parking.</i>	The project proposes a tandem garage to meet the two-covered parking spaces requirement. However, this would not result in exterior modification to the existing parking layout. <i>Finding met.</i>
<i>2.2.5 Respect the predominant materials and character of front yard landscaping.</i>	No changes are proposed to the front yard landscaping. <i>Finding met.</i>
<i>2.2.6 Use high quality materials and craftsmanship</i>	The applicant proposes to utilize high quality material and exterior modifications that will further enhance the existing streetscape. <i>Finding met.</i>
<i>2.2.7 Preserve mature landscaping</i>	No protected trees are proposed to be removed. <i>Finding met.</i>