

2019-7360

1398 Bedford Ave

RECOMMENDED FINDINGS**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 house will maintain its orientation toward the street, which is consistent with the immediate neighboring properties. Finding met.
<i>2.2.2 Respect the scale, bulk and character of homes in the adjacent neighborhood.</i>	The proposed home has been designed to minimize the perception of bulk and mass through modest plate heights, provide minimum setbacks for the proposed first story addition, and the use of architectural styles, materials and finishes that complement the neighborhood. The addition is not visible from the street. The existing two-story home is surrounded by other two-story homes and in a neighborhood which has a high FAR precedent. Finding Met
<i>2.2.3 Design homes to respect their immediate neighbors</i>	The proposed addition is in the rear yard and will not substantially change the visual character of the front façade. The design of the one-story addition respects the adjacent neighbors by retaining an 8-foot wall plate height to match existing, provides minimum building setbacks and utilized colors, materials, finishes and styles to match the existing home and neighborhood. Finding met.
<i>2.2.4 Minimize the visual impacts of parking.</i>	The proposed project maintains the existing required parking of two covered and two uncovered parking spaces with a two-car garage that has an increased setback and is well-integrated into the architecture of the new home. The proposed location of the garage is consistent with the pattern common in the neighborhood. Finding met.

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<i>2.2.5 Respect the predominant materials and character of front yard landscaping.</i>	The proposed project does not propose any landscaping changes to the front yard. Finding met.
<i>2.2.6 Use high quality materials and craftsmanship</i>	The applicant proposes building forms, materials, finishes and colors to match existing to ensure design and architectural continuity with the existing home and neighborhood pattern. Finding met.
<i>2.2.7 Preserve mature landscaping</i>	The proposed project does not propose any tree removals or landscape modifications. Finding met.