

## RECOMMENDED FINDINGS – 1029 Inverness Way

### Design Review

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

Basic Design Principle	Comments
<i>2.2.1 Reinforce prevailing neighborhood home orientation and entry patterns</i>	The proposed home's entry would face the street similar to the pattern in the existing neighborhood. <b>Finding Met</b>
<i>2.2.2 Respect the scale, bulk and character of homes in the adjacent neighborhood.</i>	With staff recommendations and conditions of approval, the proposed project will better fit the neighborhood character. A reduction to the second story will benefit the overall home design as the second to first story ratio will be reduced and the overall mass of the second story will minimize visual impacts. <b>Finding Met</b>
<i>2.2.3 Design homes to respect their immediate neighbors</i>	With staff recommendations and conditions of approval, the home will have a design that minimizes impacts to immediate neighbors. The windows facing the neighbors to the East and West are smaller and have a minimum sill height of 5 feet. Additionally, the home has increased side setbacks that help the privacy of the neighbors. <b>Finding Met</b>
<i>2.2.4 Minimize the visual impacts of parking.</i>	The applicant does not propose to alter the existing garage or driveway. The home will maintain two covered and uncovered parking spaces. <b>Finding Met</b>
<i>2.2.5 Respect the predominant materials and character of front yard landscaping.</i>	There is an addition to the front of the home that removes a small section of the front yard landscaping. The front addition does not change the character of the front yard landscaping as the home will maintain a large portion of the existing front yard landscaping. <b>Finding Met</b>
<i>2.2.6 Use high quality materials and craftsmanship</i>	The proposed addition will be built to match the material and color of the existing home. The exterior materials are consistent with the Single Family Design

	Techniques and compatible with the surrounding neighborhood. <b>Finding Met</b>
<i>2.2.7 Preserve mature landscaping</i>	No protected trees will be removed as part of this project. <b>Finding Met</b>
<i>3.3D Eave lines at entries should match or be within 24" of the height of entry eaves in the neighborhood.</i>	The height and design of the entry feature is compliant with this Design Technique. <b>Finding Met</b>