

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 additions to the first floor of the existing residence will not modify the home orientation and entry pattern. Finding Met.
<i>2.2.2 Respect the scale, bulk and character of homes in the adjacent neighborhood.</i>	The subject property is single-family home located in a neighborhood predominantly composed of single-family homes. The proposed addition and expansion to the current floor area have been designed to minimize the perception of bulk by implementing using existing materials that break the appearance of massing and only raising the overall height of the home by one foot and one inch. Finding Met.
<i>2.2.3 Design homes to respect their immediate neighbors</i>	The proposed addition has been designed to keep in the same orientation as the adjacent homes. Finding Met.
<i>2.2.4 Minimize the visual impacts of parking.</i>	No changes are proposed to the garage, and the project meets the required parking requirements. Finding Met.
<i>2.2.5 Respect the predominant materials and character of front yard landscaping.</i>	The proposed project proposes enclosing the front yard landscaping with a 6 foot fence along Cascade Drive and a 4.5 foot fence within the corner vision triangle. There is minimal removal of landscaping with one protected tree removed and three replacement trees being provided in both the reducible front and front yard. Finding Met.
<i>2.2.6 Use high quality materials and craftsmanship</i>	The applicant proposes utilizing high quality materials for the addition to match and refurbish the existing home. This will ensure a consistent appearance between the existing dwelling and the proposed additions. Finding Met.
<i>2.2.7 Preserve mature landscaping</i>	One Protected tree will be removed as a part of this project. The conditions will reflect that the applicant is required to

	plant three 15-gallon trees to the property in order to meet the replacement requirements. Finding Met.
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Variance

1. Because of exceptional or extraordinary circumstances or conditions applicable to the property, or use, including size, shape, topography, location or surroundings, the strict application of the ordinance is found to deprive the property owner or privileges enjoyed by other properties in the vicinity and within the same zoning district. **Finding met.**

The property is a trapezoid shaped lot with a narrower width along the Cascade drive frontage which bends into a large radius along the intersection of Cascade Drive and south Mary Avenue. The end of the radius connects to the property line on South Mary Avenue which is angled south west and increases the width of the southern property line. The property contains setback requirements implemented by the Municipal code for the yards, Corner vision triangles, and additional easements which limits the constructability of an addition to the home. The home was constructed with the orientation of the house and garage facing the reducible front yard street frontage. In turn the restrictions limit the owner on space which would deprive the owner of privileges enjoyed by other properties in the vicinity without requesting a variance.

The requested Variance will allow the applicant to expand the house in several areas while maintaining a consistent Ranch style design and orienting the home to South Mary Avenue which is present with other homes in the neighborhood.

2. The granting of the Variance will not be materially detrimental to the public welfare or injurious to the property, improvements or uses within the immediate vicinity and within the same zoning district. **Finding met.**

The rear addition would not be materially detrimental to the public welfare or injurious to the property/neighborhood, since the area of the addition functions similarly to a side yard which has a requirement of 6 feet within the R-1 zoning district . The rear addition would also be located behind the existing garage that maintains an existing 7'-4" non-conforming setback for the rear of the property.

3. Upon granting of the Variance, the intent and purpose of the ordinance will still be served and the recipient of the Variance will not be granted special privileges not

enjoyed by other surrounding property owners within the same zoning district.
Finding met.

The Intent of the rear yard setback is to provide sufficient light, air, and privacy from adjacent neighboring properties. The proposed addition would increase the encroachment onto the rear yard from 23% (424 square feet) to 34% (615 square feet). As mentioned above, the area of the addition functions similarly to a side yard.

Granting of the Variances would not constitute a special privilege as the property already provides an extensive side yard area on the west of the parcel. Approval of the Variance would allow the applicant to enjoy a similar privilege as other homes in the neighborhood corner lots in the neighborhood that have reducible front yards.