

RECOMMENDED FINDINGS

Design Review

The proposed project is desirable in that the project's design and architecture complies 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 addition will be located in the rear of the property and will not modify the home orientation and entry pattern. <i>Finding Met</i>
<i>2.2.2 Respect the scale, bulk and character of homes in the adjacent neighborhood</i>	While the proposed project includes increases to the existing floor area, the addition has been designed to match the main residence in scale, bulk and character. <i>Finding Met</i>
<i>2.2.3 Design homes to respect their immediate neighbors</i>	The proposed project proposes small additions on each floor toward the rear and has minimal impacts to the immediate neighbors. <i>Finding Met</i>
<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. <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 landscaping. <i>Finding Met</i>
<i>2.2.6 Use high quality materials and craftsmanship</i>	The proposed additions continue the design elements and materials of the existing residence and the neighborhood such as stucco walls and low pitched roof forms. <i>Finding Met</i>
<i>2.2.7 Preserve mature landscaping</i>	No protected trees will be removed as part of this project. Conditions will be included to provide tree protection during construction. <i>Finding Met</i>

Variance

In order to approve the Variances, the following findings must be made:

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 made]

The project site is located on the southeast corner of Bittern Drive and Dunholme Way. Although the lot exceeds the minimum lot size of 6,000 sq. ft. for R-0 zoning, the original builder located the house to the far-right side of the lot. As a result, the existing second floor on the right side has a nonconforming setback that is deficient by one foot. The first floor exceeds the setback by two feet. This right side of the home is the area where the existing second floor master bedroom is located and where the applicant would like to build the addition.

The original location of the home creates an existing unique circumstance applicable to the use of the property that the applicant is trying to work around to achieve a minor addition to the rear of the house that has minimal visual impact to the neighborhood. An addition here would also be least disruptive to the current floor plan and would allow optimum use of the master bedroom without having to relocate it. The result would be a 6-square foot addition that encroaches into the setback and allows the applicant to maintain a straight exterior wall plane instead of having to notch into the right-side wall creating an awkward interior living space.

Denying the Variance could deprive the property owner of privileges enjoyed by other R-0 properties in the vicinity. Many of the homes within the neighborhood have similar setbacks.

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 made]

Staff finds that the existing setback to the second floor on the right side has been in the current location for over 56 years and has not been materially detrimental to the public welfare or injurious to the property, improvements or uses within the immediate vicinity and zoning. The requested addition is minor and no new windows are proposed.

3. Upon granting of the Variance, the intent and purpose of the ordinance will be still 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 made]

Granting of the Variance would not constitute a special privilege, as the applicant would have the same benefit enjoyed by other neighbors. Many of the homes within the neighborhood have similar first and second floor setbacks.