

## 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 sunroom addition will be in keeping with the existing home orientation. The existing front façade remains unchanged. The sunroom is proposed at the rear of the home and will not be visible from the street or result in a visual impact. <b>Finding met.</b>
<i>2.2.2 Respect the scale, bulk and character of homes in the adjacent neighborhood.</i>	The proposed sunroom is modest in size and located along the rear elevation. The additional bulk and massing will not be visible from the street. The proposed sunroom is 9 feet in height which is in keeping with the maximum 1st-floor wall plate heights allowed for single-family homes. <b>Finding Met.</b>
<i>2.2.3 Design homes to respect their immediate neighbors</i>	The 245-square foot sunroom addition complies with the required setbacks, height, and rear yard coverage regulations. <b>Finding met.</b>
<i>2.2.4 Minimize the visual impacts of parking.</i>	The proposed project proposes no changes to covered and uncovered parking spaces. The project meets the minimum required parking of two covered and two uncovered parking spaces with a two-car garage. The existing garage is consistent with the pattern that is common in the neighborhood. <b>Finding met.</b>
<i>2.2.5 Respect the predominant materials and character of front yard landscaping.</i>	The proposed project does not propose any landscaping changes or tree removals. <b>Finding Met</b>
<i>2.2.6 Use high-quality materials and craftsmanship</i>	The proposed sunroom consists of glass panels and metal frames for the walls and roof. <b>Finding Met.</b>

<i>2.2.7 Preserve mature landscaping</i>	The proposed project proposes no tree removal on the site and maintains existing landscaping. <b>Finding met.</b>
------------------------------------------	----------------------------------------------------------------------------------------------------------------------