

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 project maintains the existing orientation of the home’s front entry and garage. The prominent front entry pattern of the immediate neighborhood is recessed front entry. The new front entry for the proposed project will face the street and is recessed under a covered porch. An additional window is being added to the front to help with “eyes on the street”. The new front entry is consistent with the architectural style of other homes in the immediate neighborhood. Finding met.
<i>2.2.2 Respect the scale, bulk and character of homes in the adjacent neighborhood.</i>	The proposed project will become the fifth largest home in the immediate neighborhood in terms of floor area when it is built. The additional floor area is appropriate for the neighborhood. The first-floor addition is filling some of the recessed space in the front yard and is set back more than 28 feet from the front property line, where 20 feet minimum is required. To help minimize scale and bulk the addition utilizes 8-foot plate heights which matches the existing first-floor, and the two front gabled roof heights do not extend above the existing first floor roof pitches. There is no work being done on the second floor. Finding met.
<i>2.2.3 Design homes to respect their immediate neighbors</i>	The proposed project complies with the Code requirements related to height and setback and is respectful of surrounding neighborhood. There are no privacy impacts from windows: one additional window is being added to the first-story façade; a horizontal narrow window is being added to the right side on the first floor above eye level, and; no windows are being added to the second story. Finding met.
<i>2.2.4 Minimize the visual impacts of parking.</i>	The proposed project does not propose changes to the existing layout of the two-car garage and driveway. Finding met.
<i>2.2.5 Respect the predominant materials and character of front yard landscaping.</i>	The proposed project proposes to maintain the majority of the existing front yard landscaping, and is not removing any trees. Finding met.

Basic Design Principle	Comments
<i>2.2.6 Use high quality materials and craftsmanship</i>	The applicant proposes to utilize high-quality materials for the addition that are consistent with the existing home to maintain the consistent appearance between the existing and proposed portions of the two-story single-family home. Finding met.
<i>2.2.7 Preserve mature landscaping</i>	The proposed project proposes removal of some plant material in the front yard due to the proposed front addition, but no trees are being removed. Finding met.