

RECOMMENDED FINDINGS – 1222 Susan Way

Design Review

The proposed project is desirable in that the project's design and architecture conforms with 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. <i>Finding Met</i>
<i>2.2.2 Respect the scale, bulk and character of homes in the adjacent neighborhood.</i>	The proposed home respects the scale, bulk, and character of other homes in the neighborhood because the project proposal is not adding to the existing second floor. The proposed project is adding a two car garage, which many of the homes in the neighborhood have, and a dining room in the rear yard which will not have a visual impact on the home or the neighborhood. <i>Finding Met</i>
<i>2.2.3 Design homes to respect their immediate neighbors</i>	The proposed design respects the privacy of adjacent neighbors. There will be no additions to the existing second floor and new windows and doors are placed on the first floor which are hidden behind the fence in between the neighbors. <i>Finding Met</i>
<i>2.2.4 Minimize the visual impacts of parking.</i>	The proposed project includes the addition of a two car garage while maintaining the two uncovered parking spaces as required by code. The garage addition will allow the homeowners to park their cars inside, minimizing the visual impact of parking in the driveway. <i>Finding Met</i>
<i>2.2.5 Respect the predominant materials and character of front yard landscaping.</i>	No changes to the existing front yard landscaping are proposed. <i>Finding Met</i>
<i>2.2.6 Use high quality materials and craftsmanship</i>	The proposed design includes materials that are consistent with the existing house. The exterior materials are consistent with the Single Family Design Techniques and the surrounding neighborhood. <i>Finding Met</i>
<i>2.2.7 Preserve mature landscaping</i>	No protected trees will be removed as part

	of this project. <i>Finding Met</i>
<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. <i>Finding Met</i>