

## RECOMMENDED FINDINGS

### Design Review

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The proposed project does not conform with the policies and principles of the Single Family Home Design Techniques - ***Finding Not Met***

Staff is not able to make these findings as indicated below:

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. The proposal provides for a more formal entry feature rather than keeping with the recessed and/or at a height closer to the first-floor eaves, which is the prevailing entry pattern in the neighborhood. The proposed height and design of this formal entry feature is not compliant with Design Technique 3.3.D.
<i>2.2.2 Respect the scale, bulk and character of homes in the adjacent neighborhood.</i>	The proposed entryway visually increases the bulk and scale of the home and is not compatible with this neighborhood's architectural style and recessed/lower height entry features.
<i>2.2.3 Design homes to respect their immediate neighbors</i>	The proposed entryway introduces an architectural style that is not compatible with that of the adjacent neighbors.
<i>3.3.D Eave lines at entries should match or be within approximately twenty-four inches of the height of entry eaves in the neighborhood (i.e. close to the first floor eave height). In no case should front entry eaves be substantially higher than the first floor eaves"</i>	The proposed flat roof entryway is four and five feet taller than the adjacent eaves on its either sides and does not conform with this Design Guideline.