

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 addition does not alter the orientation of the home and entry patterns. <i>Finding met.</i> |
| <i>2.2.2 Respect the scale, bulk and character of homes in the adjacent neighborhood.</i> | The proposed one-story addition occurs in the rear portion and maintains 8-foot plate height to respect the scale, bulk, and character of the neighborhood. <i>Finding met.</i> |
| <i>2.2.3 Design homes to respect their immediate neighbors</i> | The addition will be limited to the first floor; therefore, privacy and visual impacts to neighbors are minimal. <i>Finding Met</i> |
| <i>2.2.4 Minimize the visual impacts of parking.</i> | The proposal upgrades the existing one-car garage to meet the requirement for two covered parking spaces using tandem garage. The parking layout is consistent with the prevailing neighborhood pattern and is well balanced on the front elevation. However, the staff is unable to make the findings for tandem parking garage. <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 similar to those found in the neighborhood and applied in a manner compatible with the architectural style. <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> |

Tandem Parking Garage

Pursuant to SMC Section 19.46.050, two covered parking spaces shall be provided if an alteration or addition to the dwelling results in four or more bedrooms, or a gross floor area of 1,800 square feet or more, excluding garages and carports. Since the proposed addition will result in gross floor area of over 1,800 square feet (excluding the garage) and four bedrooms, two covered parking spaces must be provided on the property. This parking must meet setback requirements and minimum dimensions.

Without a variance, an approving authority, as part of any discretionary permit, may allow a tandem parking garage or carport to satisfy the two covered space requirement if the approving authority makes one or more of the following findings:

*(A) The width of the subject lot is less than fifty-seven feet. **Finding not met.***

The subject property is a 57 feet wide, 7,068 square-foot lot located in R-0 zoning district. The site exceeds the minimum required 6,000 square-foot lot size and meets the minimum 57 feet lot width for the properties located within R-0 zoning district. Since the subject property is not less than 57 feet in width, the staff is unable to meet this finding to support tandem parking on the subject lot.

*(B) Significant structural modifications are required to expand the existing covered parking area into the living area to meet the minimum size and dimensions for two covered spaces. **Finding not met.***

Considering the scale of the proposed addition and structural modifications to the existing residence, the staff finds that structural changes required to expand the existing covered parking area into the living area to meet the minimum size and dimensions for two covered spaces do not result in significant structural hardship.

Staff has consulted with the Building Safety Division to make this determination. The project proposes an addition of 1,734 square feet to the existing one-story single family residence, which is roughly one-and-a-half time of the existing 1,089 square feet gross floor area. In addition, the proposed project involves substantial structural modifications to the existing house including re-roofing the existing house. Staff finds that the difference between the structural work required for the proposed tandem parking and conventional two-car garage is not significant. Therefore, the staff is also unable to meet SMC 19.46.050 (b), to allow tandem parking garage for the proposed project.