

RECOMMENDED FINDINGS**Design Review**

The proposed project is desirable in that the project's design and architecture complies 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 entry would continue to face Rockport Drive, similar to other homes on the street. The entry will remain in the same general location and will be brought closer to the street with the proposed addition. Finding Met
<i>2.2.2 Respect the scale, bulk and character of homes in the adjacent neighborhood.</i>	While the proposed addition would make the home the largest in the neighborhood, the addition has been designed to closely follow existing setbacks by filling in void areas. The design of the addition respects the existing architectural style of the home and its mass and bulk is similar to those in the neighborhood. Finding Met
<i>2.2.3 Design homes to respect their immediate neighbors</i>	The proposed addition complies with code requirements related to height and setbacks and is respectful of the form of the existing home and prevailing neighborhood pattern. The addition areas are primarily located near public streets with minimal impact to adjoining properties. Finding Met
<i>2.2.4 Minimize the visual impacts of parking.</i>	There is no change to the existing parking layout. Many homes in the neighborhood have a similar three car-garage, three-car wide driveway layout. Finding Met
<i>2.2.5 Respect the predominant materials and character of front yard landscaping.</i>	There is no change to the existing front yard landscaping. Additionally, no trees are proposed for removal. Finding Met
<i>2.2.6 Use high quality materials and craftsmanship</i>	The proposed design includes materials that are consistent with the existing house, as well as those found in the neighborhood with a similar architectural style. Additionally, a decorative stone veneer treatment would be applied to the house street frontage. Finding Met
<i>2.2.7 Preserve mature landscaping</i>	No protected trees will be removed as part of this project. Conditions will be included to provide tree protection during construction. Finding Met