

Design Review

The proposed project is desirable in that the project's design and architecture conforms to 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 orientation of the home is in keeping with the prevailing patterns of the neighborhood in that the garages are front loaded and the entries are typical setback from the garages. <i>Finding Met</i>
<i>2.2.2 Respect the scale, bulk and character of homes in the adjacent neighborhood.</i>	The proposed home has been designed to minimize the perception of bulk and mass through modest plate heights, adequate setbacks for the second story, and the use of architectural styles, materials and finishes that complement the neighborhood. <i>Finding Met</i>
<i>2.2.3 Design homes to respect their immediate neighbors</i>	The design of the new two-story home respects the adjacent neighbors by providing setbacks for the second floor, reduce massing, and utilizing window sizes and placements that minimize privacy impacts. <i>Finding Met</i>
<i>2.2.4 Minimize the visual impacts of parking.</i>	The project provides the minimum parking requirements of two covered and two uncovered parking spaces. The existing garage is consistent with the prevailing characteristics of neighborhood and in keeping with the architectural style of the home. <i>Finding Met</i>
<i>2.2.5 Respect the predominant materials and character of front yard landscaping.</i>	The exterior materials are similar to those found in the neighborhood and applied in a manner that is consistent with the architecture. <i>Finding Met</i>
<i>2.2.6 Use high quality materials and craftsmanship</i>	The project design includes the use of high quality materials such as horizontal wood siding, decorative wood shutters and brick cladding that provide good articulation and visual interest. <i>Finding Met</i>
<i>2.2.7 Preserve mature landscaping</i>	All on-site trees are preserved and to be protected in place. <i>Finding Met</i>