

## Design Review

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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 project maintains the existing design and orientation of the home's front entry and garage which face toward Dartshire Court. The proposed addition is located near the rear half of the home. The existing front entry is consistent with other homes within the neighborhood. <b><i>Finding Met</i></b>
<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, providing adequate setbacks for the second story, and the use of architectural styles, materials and finishes that complement the neighborhood. <b><i>Finding Met</i></b>
<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 and utilizing window sizes and placements that minimize privacy impacts. <b><i>Finding Met</i></b>
<i>2.2.4 Minimize the visual impacts of parking.</i>	The project meets the minimum parking requirements of two covered and two uncovered parking spaces. The garage is forward of the porch entry and utilizes a panel door that is in keeping with the prevailing character of the neighborhood. <b><i>Finding Met</i></b>
<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. <b><i>Finding Met</i></b>
<i>2.2.7 Preserve mature landscaping</i>	The project intends to maintain existing on-site trees. Trees that are preserved will need to be protected in place. <b><i>Finding Met</i></b>