

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 project maintains the existing orientation of the home's front entry and original garage. The proposed entry porch is well designed and it helps in defining the front entrance. The additions are consistent with the architectural style of the house and immediate neighborhood. <i>Finding met</i>
<i>2.2.2 Respect the scale, bulk and character of homes in the adjacent neighborhood.</i>	The design, scale and bulk of the proposed addition is similar to the existing and surrounding two-story homes. The proposal maintains the plate height and the roof style. The proposed addition of the front porch, decorative elements over the second-floor windows, and the stone veneer band on the front façade will complement the character of homes in the adjacent neighborhood. <i>Finding met</i>
<i>2.2.3 Design homes to respect their immediate neighbors</i>	The proposed additions comply with the code requirements related to height and setbacks. The proposal is respectful of the form of the existing home and the surrounding neighborhood. All proposed windows to the second story along the side yards are either high-sill or with frosted glass to respect the privacy of adjacent neighbors. <i>Finding met</i>
<i>2.2.4 Minimize the visual impacts of parking.</i>	The project meets the required parking requirements. The project proposes an addition of a two-car garage to correct the existing nonconforming garage conversion. The proposed two-car garage will minimize the visual impact of parking by making two covered parking spaces available. <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 applicant proposes to utilize high-quality material for the addition and exterior modification that will complement the architectural style found within the neighborhood and will

	enhance the existing streetscape. <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>