

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 to the existing single-family home does not alter the existing orientation or home entry. The existing orientation and entry is consistent with the neighborhood in the immediate vicinity, which has the main entrance facing the street. <i>Finding met.</i>
<i>2.2.2 Respect the scale, bulk and character of homes in the adjacent neighborhood.</i>	As other two-story homes in the neighborhood, the proposed project's second floor addition recedes far from the property line, exceeding the required minimum. The proposed front façade has matching window treatments for both first and second floor, adding consistency in the building, minimizing potential visual impacts from the street. <i>Finding met.</i>
<i>2.2.3 Design homes to respect their immediate neighbors</i>	The proposed addition complies with the requirements related to height and setbacks and is respectful of the surrounding neighborhood. The proposed project respects privacy of adjacent neighbors by minimizing the number of windows overlooking side yards and providing high sill windows for those not required for egress. <i>Finding met.</i>
<i>2.2.4 Minimize the visual impacts of parking.</i>	The existing parking garage is in front of the main living area. The existing garage door currently faces the right side yard, and already minimizes the visual impacts of parking. The proposed project added window treatments that matched the windows on the proposed second floor to camouflage and reduce the visual impacts from the existing, street-fronting garage. <i>Finding met.</i>

Basic Design Principle	Comments
<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 project continues the design elements and materials, such as using wood siding panels, and maintaining compatible architectural style of the existing home and the neighborhood. <i>Finding met.</i>
<i>2.2.7 Preserve mature landscaping</i>	The proposed project does not result in removal of any mature trees. <i>Finding met.</i>