

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 garage. The proposed entry porch is well designed, and helps in defining the front entry and is 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 proposed second floor addition maintains the existing plate height (8 foot), has a front yard setback that exceed the minimum and well-articulated building facade with offsets and high quality materials that help in minimizing the potential visual impact. The second-floor addition is set back 46 feet from the front property line, which helps to reduce the mass and bulk from the street. <i>Finding met</i>
<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 the surrounding neighborhood. The second-floor side yard windows will have five-foot high sill. <i>Finding met</i>
<i>2.2.4 Minimize the visual impacts of parking.</i>	The project does not propose any modifications to the layout of the parking for the site. <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 is 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>

2.2.7 <i>Preserve mature landscaping</i>	The proposed addition does not remove any mature trees/landscaping that need to be saved. <i>Finding Met</i>
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