

## RECOMMENDED FINDINGS

### Design Review

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The evaluation of the proposed project determined it was inconsistent with the policies and principles of the Single Family Home Design Techniques and did not meet the required findings for approval.

Single Family Home Design Techniques	Comments
<p>3.1 NEIGHBORHOOD PATTERNS - Respect neighborhood home orientation and setback patterns.</p> <p>NP-4. Where significant additions to existing homes are planned, it is generally better to place those additions at the rear of the house or at the side, if side yard setbacks allow</p>	<p>The proposed second floor additions are located within a predominately one story single-family neighborhood. The new second floor has been located at the front of the home and spans the width of the house. This results in no transition to the adjacent single-story homes or the overall character of the neighborhood.</p> <p><b>Finding Not Met.</b></p>
<p>3.4 SECOND FLOORS - Design second floors to complement first floor forms and minimize their visual impact.</p> <p>SF-1. The area of the second floor should not exceed the common standard of the neighborhood. For new second stories in predominately one-story neighborhoods, the second floor area should not exceed 35% of the first floor area (including the garage area).</p>	<p>The proposed second floor addition is 41% of the first floor. Considering that the neighborhood is predominately one-story homes, exceeding the 35% guideline is not acceptable nor consistent with the intent of the guideline.</p> <p><b>Finding Not Met.</b></p>
<p>3.4 SECOND FLOORS - Design second floors to complement first floor forms and minimize their visual impact.</p> <p>SF-3. If a traditional second floor form is necessary, set the front, rear, and sides of the second floor back from first floor walls. In general, it is best to set second floor areas back as far as possible from the front facade of the home (e.g., five feet or more). Side and rear facade setbacks of three to five feet are generally sufficient. Care should be given to avoiding second story bulk near the front of the home when similar bulk is absent from adjacent homes.</p>	<p>The proposed second floor addition is located at the front of the home and generally spans the full width of the first floor. Second floor side setbacks have not been provided and therefore the second story addition is inconsistent with this guideline.</p> <p><b>Finding Not Met.</b></p>

<p>3.4 SECOND FLOORS - Design second floors to complement first floor forms and minimize their visual impact.</p> <p><i>SF-4. For second floors with an area greater than 35% of the ground floor area, setbacks should generally be greater unless the prevailing pattern of second floor setbacks in the neighborhood is less.</i></p>	<p>The proposed second floor addition is 41% of the first floor. The addition is located at the front of the home that spans the full width of the first floor. The only significant second floor setback is at the rear of the home. Increased second floor side setbacks and additional setback from the first floor front face have not been provided.</p> <p><b>Finding Not Met.</b></p>
<p>3.4 SECOND FLOORS - Design second floors to complement first floor forms and minimize their visual impact.</p> <p><i>SF-6. New homes and second story additions constructed adjacent to smaller homes should maintain a one story profile adjacent to the one story homes as a transition to any two story building element.</i></p>	<p>The proposed roof forms for the additions and new second floor have been designed to complement the existing first floor forms. However, the proposed height and width result in a second-floor roof form that is out of proportion with the first floor.</p> <p><b>Finding Not Met.</b></p>
<p>3.4 SECOND FLOORS - Design second floors to complement first floor forms and minimize their visual impact.</p> <p><i>SF-11. Relate second floor elements to first floor masses. Avoid large projecting forms on the second floor when first floor elements are modest in size and scale.</i></p>	<p>The proposed roof forms for the additions and new second floor have been designed to complement the existing first floor forms. However, the proposed height and width result in a second-floor roof form that is out of proportion with the first floor.</p> <p><b>Finding Not Met.</b></p>
<p>3.4 SECOND FLOORS - Design second floors to complement first floor forms and minimize their visual impact.</p> <p><i>SF-15. Consider the use of more than one wall material to separate first and second floor building elements. Lighter appearing materials should be used on upper floors while heavy materials (e.g., stone) are appropriate for the ground floor. Alternatively, subtle changes of color between ground and second floor areas can reduce the visual bulk of homes so long as color changes are made at trim pieces or other natural dividing lines between the floors.</i></p>	<p>The proposed second floor addition includes a change in exterior materials; however, the material is minimal and vertically oriented adding to the visual height of the second floor. The existing architecture in the neighborhood is more horizontal in style. In this type of neighborhood, the second floor should be covered in a horizontal wood material to reflect the style in the neighborhood.</p> <p><b>Finding Not Met.</b></p>

<p>3.4 SECOND FLOORS - Design second floors to complement first floor forms and minimize their visual impact.</p> <p><i>SF-19. Generally, locate second floor additions over the living portion of existing homes rather than over garages to maintain a visual balance between the first and second floor building masses. Especially avoid placing second floor additions over existing first floor garages that project out in front of the remainder of the home.</i></p>	<p>The proposed second floor has been located over the garage and front half of the existing home, resulting in an addition that is not well integrated into the existing home.</p> <p><b>Finding Not Met.</b></p>
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