

RECOMMENDED FINDINGS

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>	<p>The proposed additions will be in keeping with the neighborhood pattern by:</p> <ul style="list-style-type: none">• Maintaining orientation toward the street.• Utilizing traditional building and gable roof forms.• Incorporating materials and porch entry feature similar to those found in the neighborhood. <p>Finding met.</p>
<i>2.2.2 Respect the scale, bulk and character of homes in the adjacent neighborhood.</i>	<p>The proposed addition has been designed to minimize the perception of bulk and mass by utilizing a gable roof with a 2 ½":12" pitch, incorporating roof segments to help break up the massing of the second floor and as conditioned, the home will be utilizing material and color changes to help distinguish the first and second and reduce the second floor wall plate height to 8 feet. Finding Met</p>
<i>2.2.3 Design homes to respect their immediate neighbors</i>	<p>The design of the new two-story home respects the adjacent neighbors by utilizing high sill windows on the second floor side elevations. The proposal includes an architectural treatment to an exterior staircase and landing to provide additional privacy. The placement of the exterior staircase overlooks the neighbor's garage, which further maintains privacy and sensitivity to the neighbor. Finding met.</p>

<i>2.2.4 Minimize the visual impacts of parking.</i>	The proposed project meets the minimum required parking of two covered and two uncovered parking spaces with a two-car garage. The proposed location of the garage is consistent with the pattern common in the neighborhood. Finding met.
<i>2.2.5 Respect the predominant materials and character of front yard landscaping.</i>	The proposed porch entry elements and new landscaping will create a focal entry point that is identifiable from the street as well as visually enhances the streetscape. Finding Met
<i>2.2.6 Use high quality materials and craftsmanship</i>	The applicant proposes to utilize high quality materials (smooth stucco, standing seam metal roof, horizontal siding, metal railings and dimensional asphalt composition roof shingles) that will complement the mid-century architectural style that is found within the neighborhood. Finding met.

Variance

1. Because of exceptional or extraordinary circumstances or conditions applicable to the property, or use, including size, shape, topography, location or surroundings, the strict application of the ordinance is found to deprive the property owner or privileges enjoyed by other properties in the vicinity and within the same zoning district.

The project proposes an addition to the main dwelling and construction of a new 845 square foot ADU on the second story. ADUs require a separate exterior access from the main dwelling which necessitates an exterior stair and landing. The staircase and landing have a 4 feet setback where a minimum of 7 feet is required for the second floor setback. The design of the exterior staircase and landing consist of solid railing that is cladded with horizontal siding to match the architectural front façade treatment.

The deviation would not result in a special privilege because SMC Section 19.48.070 allows for uncovered stairs, landings, fire escapes, porches, and portions of balconies that extended from the structural support structure (in this case, the walls of the main dwelling) to extend 3 feet into any required front and side yard.

Although State law allows the City to impose other applicable zoning requirements in Title 19 including but not limited to, lot coverage, required rear yard maximum lot coverage, floor area ratio, open space, and design review on non-streamlined ADUs, the requirements shall not preclude the construction of an ADU that is at least 800 square feet in size, no more than 16 feet in height, and has 4-foot side and rear setbacks.

Staff is supportive of the variance because the design maintains sensitivity and privacy to the neighbors. The location of the stairs would overlook the side of garage and will not have a direct line of sight with living areas. If the staircase was redesign to be consistent with SMC Section 19.48.070, the steps and railing would be open and would result in an unfavorable interface with the neighboring home.

2. The granting of the Variance will not be materially detrimental to the public welfare or injurious to the property, improvements or uses within the immediate vicinity and within the same zoning district.

The proposed exterior stairs and landing will be solid rails that is cladded with horizontal siding. This architectural treatment is consistent with the City's Design Guidelines PV-4, which encourages the design of railings to be tailored to the privacy concerns of neighbors (e.g., balcony or deck sides overlooking adjacent windows or actively used yard space should be solid in form). Staff is supportive of the variance because the design maintains sensitivity and privacy to the neighbors. The location of the stairs would overlook the side of garage and will not have a direct line of sight with living areas. The solid rails provides additional privacy.

3. Upon granting of the Variance, the intent and purpose of the ordinance will still be served and the recipient of the Variance will not be granted special privileges not enjoyed by other surrounding property owners within the same zoning district.

Granting of the Variance would not constitute a special privilege considering the SMC 19.48.070 allows for uncovered stairs, landings, fire escapes, porches, and portions of balconies that extended from the structural support structure (in this case, the walls of the main dwelling) to extend 3 feet into any required front and side yard and therefore, will have the same benefit enjoyed by other neighbors.
