

DRB Findings
Lenvik Single Family Residence Addition
Case No. 18-131-DRB

Neighborhood Compatibility

1. The development will be compatible with the neighborhood, and its' size, bulk and scale will be appropriate to the site and the neighborhood.
2. Site layout, orientation, and location of structures, buildings and signs are in an appropriate and well-designated relationship to one another, and to the environmental qualities, open spaces and topography of the property.
3. The project demonstrates a harmonious relationship with existing and proposed adjoining developments, avoiding excessive variety and monotonous repetition, but allowing similarity of style, if warranted.
13. The development will not adversely affect significant public scenic views.
17. The development will enhance the appearance of the neighborhood.
19. The project architecture will respect the privacy of neighbors and is considerate of private views and solar access.

The second story addition will not result in detrimental impacts to the health, safety, comfort, convenience, and general welfare of the neighborhood and will not be incompatible with the surrounding areas. The location of the second story will be setback to remain harmonious with the rest of the neighborhood. The building has been designed so that the exceedance of the maximum allowable floor area will not adversely affect the residences compatibility with the surrounding neighborhood. The landscaping will not impact any significant public scenic views.

Quality of Architectural Design

4. There is harmony of material, color and composition of all sides of a structure or buildings.
5. A limited number of materials will be on the exterior face of the building or structure.
6. There is consistency and unity of composition and treatment of exterior elevation.
7. Mechanical and electrical equipment is well integrated in the total design concept and screened from public view to the maximum extent practicable.
8. All visible onsite utility services are appropriate in size and location.
14. Signs, including their lighting, are well designed and are appropriate in size and location.
15. All exterior site, structure and building lighting are well-designed and appropriate in size and location.
16. The proposed development is consistent with any additional design standards as expressly adopted by the City Council.

The overall architectural design of the residence will match the existing structure. The new colors, doors and other finishes will remain consistent with the residential character of the neighborhood. The second story is within allowable maximum height of the single-family zoning for the neighborhood, and thus compatible with the neighborhood as envisioned under the City General Plan and Zoning Ordinance. Proposed lighting is minor and will be used to illuminate the garage doors and front door.

Quality of Landscape Design

9. The grading will be appropriate to the site.

10. Adequate landscaping is provided in proportion to the project and the site with due regard to the preservation of specimen and landmark trees, and existing native vegetation.
11. The selection of plant materials is appropriate to the project and its environment and adequate provision will be made for the long-term maintenance of such plant materials.
12. The project will preserve and protect, to the maximum extent practicable, any mature, specimen or skyline tree, or appropriately mitigate the loss.

There will be a net increase in landscaping due to the removal of the larger existing driveway, which will be landscaped following its removal. No specimen native mature trees are proposed to be removed.

Zoning

18. The public health, safety and welfare will be protected.
20. The project will provide for adequate street design and sufficient parking for residents and guests in a safe and aesthetically pleasing way.

The proposed second story addition is consistent with applicable zoning regulations, including the maximum height allowance of 25 feet. The project will not impact parking or site access.