

PROPERTY INFORMATION

APPLICANT NAME

PROPERTY ADDRESS

ASSESSOR PARCEL NUMBER(S)

FINDINGS FOR DESIGN REVIEW APPLICATIONS

Provide the Town with written facts to support the following conclusions the Planning Director or Planning Commission must make to approve the Design Review application. Please provide facts in support of each conclusion so they can make a logical connection between the facts and the conclusion.

Floor Area Exception for Hillside (Above 150 feet Mean Sea Level) Lots

1. Is functionally and aesthetically compatible with the existing improvements and the natural elements in the surrounding area

2. Provides for protection against noise, odors, and other factors which may make the environment less desirable

3. Will not tend to cause the surrounding area to depreciate materially in appearance or value or otherwise discourage occupancy, investment, or orderly development in such area

4. Will not create unnecessary traffic hazards due to congestion, distraction of motorists, or other factors and provides for satisfactory access by emergency vehicles and personnel

5. Will not adversely affect the health or safety of persons using the improvement or endanger property located in the surrounding area
6. Is consistent with the Town General Plan
7. Will not unreasonably impair access to light and air of structures on neighboring properties
8. Will not unreasonably affect the privacy of neighboring properties including not unreasonably affecting such privacy by the placement of windows, skylights and decks
9. Will be of a bulk, mass and design that complements the existing character of the surrounding neighborhood

10. Will not materially affect adversely the health or safety of persons residing or working in the neighborhood of the property of the applicant and will not be materially detrimental to the public welfare or injurious to property or improvements in such neighborhood
11. Adequacy of screening
12. Selection of architectural features and colors that enable the structure to blend with its environment and which results in a low visual profile
13. Will not be materially visible offsite
14. Is of a scale, intensity, and design that integrates with the existing character of the surrounding neighborhood
15. 15. Internal efficiency and/or space utilization problems exist.