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MEMORANDUM

TO: Howey-in-the-Hills Planning Board
CC: J. Brock, Town Clerk
FROM: Thomas Harowski, AICP
SUBJECT: 107 E. Croton Way Design Review
DATE: November 11, 2022

The Town's land development code establishes architectural design requirements for single-family residences. The Town's practice has been to present the residential design to the Planning Board for approval based on compliance with the design requirements as set forth in Section 4.06.03. According to the code primary facades (street facing walls) are required to include four design elements and secondary facades are required to include two design elements. The code also has requirements for variations in roof lines and roofing materials, wall materials and wall colors. A minimum of two colors are required.

The plans for the proposed residence at 107 East Croton Way have been reviewed for compliance with the code requirements and the results are as follows:

1. The roof design uses an approved material and includes a variation in the roof line as required.
2. The design calls for stucco exterior walls which meet the wall material requirements for the rear and side walls and Hardiboard for the front façade.
3. The design includes four design elements for the front (primary) façade.
4. The design includes two architectural design elements for the secondary facades.
5. The plans do not specify the color palette, so the applicant needs to confirm that at least two colors are proposed.
6. The proposed design meets zoning requirements for building area, building height, required garage area, and minimum floor area.
7. The lot is slightly undersized for the MDR-1 zoning classification with 14,700 square feet of lot area (15,000 required) and 98 feet of lot width (100 feet

