

My suggestion for replacing the troublesome paragraph would read:

**Is of a design and proportion which enhances and is in harmony with the area. The concept of harmony shall not imply that buildings must look alike or be of the same style. Harmony can be achieved through the proper consideration of is defined as meeting at least eight (8) of the following criteria: setback, scale, mass, bulk, proportion, overall height, orientation, site planning, landscaping, materials, with the remaining two (2) criteria no more than +/- % from the average value as listed in the Table below, and architectural components including but not limited to porches, roof types, fenestration, entrances, and stylistic expression. For the purpose of this section, the comparison of harmony between buildings shall consider the preponderance the average value of the listed metrics of buildings or structures within 300 feet from the proposed site of the same zoning district as follows:**

**TABLE**

**SETBACK +/- % of the average, but no less than the minimum listed in the applicable zoning district regulations**

**SCALE +/- % not sure how to measure scale**

**MASS +/-% of the average**

**BULK +/-% of the average**

**PROPORTION +/- % not sure how to measure proportion**

**OVERALL HEIGHT +/-% of the average, but no more than the maximum listed in the applicable zoning district regulations**

**ORIENTATION +/- % not sure how to measure orientation**

**SITE PLANNING +/- % not sure how to measure site planning**

**LANDSCAPING +/- % not sure how to measure landscaping**

**MATERIALS +/- % not sure how to measure materials**

This is predicated on Staff being able to quantify the metrics listed in some fashion, and also having the ability to measure those metrics on each existing home within 300 feet and on the proposed home. I believe that Staff has the ability, but not necessarily the budget, to do this.