

# Harmony – Staff Tests for Bulk and Mass

## Test One

Is the sq. ft. & FAR within the study area range? (Y or N – go to 2)

## Test Two

Are calculations less than double the average?  
(Yes Approved, No go to test 3)

## Test Three

Are calculations within 10-20% of the largest structure?  
(Y-likely approve, go to 4; No – probable denial go to 4)

Are

Mitigating

factors

present to compensate such as setbacks, orientation, landscaping, architectural features; more subjective features?

(Y-

Approval  
N- Denial)

# Harmony – Staff Tests for Scale (height)

Test One  
Are more  
than half  
the  
structures  
in the  
300' study  
area the  
same  
stories or  
higher?  
(Yes  
approve or  
No go to  
2)

Test Two  
Are the  
immediately  
adjacent  
structures  
the same  
stories or  
higher?  
(Yes  
Approved,  
No go to  
test 3)

Test Three  
Is the  
scale  
within the  
allowable  
limits of  
34-268? (Y-  
likely  
approve, go  
to 4; No -  
probable  
denial)

Are  
Mitigating  
factors  
Test Four  
present to  
compensate  
such as  
orientatio  
n,  
landscapin  
g,  
architectu  
ral  
features;  
step-  
backs,  
limits on  
2<sup>nd</sup> floor  
area?  
(Y-  
Approval,  
N- Denial)

# Single Family Homes Appearance Review 34-116(3)(b)(2)

## **Bulk & Mass Tests using Comparative analysis**

1. Is Sq Ft & FAR within Study Area Range (Y or No - go to 2)
2. Are calculations less than double the average? (Y approved, No go to 3)
3. Are calculations within 10%-20% of the largest structure? (Y - go to 4, No probable denial - go to 4)
4. Are other mitigating factors present to compensate (setbacks, orientation, site planning, architectural features, landscaping) (Y-approval N-denial) [purple boxes more subjective criteria. see, workshop guidance 5-2-25]

## **Scale Tests for Height/Stories**

1. Are more than half the structures in the 300' study area the same stories or higher? Y approval, No - go to 2)
2. Are the immediately adjacent structures the same stories or higher (Y approval, No go to 3)
3. Is the scale within allowable limits of 34-268 (Y - go to 4, No denial)
4. Are other mitigating factors present to compensate (setbacks, orientation, site planning, architectural features such as step-backs or 2<sup>nd</sup> floor limits on area, landscaping, ) (Y-approval N-denial) [purple boxes more subjective criteria. see