

CONSULTING ARCHITECT'S RECOMMENDATIONS

The most consistent recommendation would be to remove the deck from the front elevation. However, if the applicant can make a credible argument for including a balcony off of the Primary Bedroom, my recommendation would be to relocate it to the side facade as shown in the illustrations below. This would keep the front facade consistent with other homes in the immediate neighborhood. provide a more pleasant space for the homeowner and would not create any privacy concerns for the adjacent home since its side facade is largely a blank wall.

The deck depth should be modest in depth to minimize its intrusion into the roof form visible from the street.

APPLICANT'S RESPONSE

- A. The location of the new deck was thoughtfully determined with the owners. The consultant's proposal of moving the deck to the side yard does not meet the goals of the owners for the project.*
- B. The neighbors to the right is located uphill of the project site, so having the deck nestled into the existing roofline provides a sense of privacy to the owners when they choose to site on the deck.*
- C. The deck is small, and primarily having the glass French door and the window will provide more light to the primary bedroom.*
- D. The primary goal of the deck is to capture the distant view of the hillsides that is available from the deck in this location.*
- E. All the immediate homes in the neighborhood are two-story, and **many have** balconies on the second story facing the street, so having an outdoor space on the front of the house is 100% in alignment with homes in the neighborhood.*
- F. The proposed location of the roof deck is also not located over living space, so the concerns for waterproofing and long-term maintenance are not as critical as the location that the consulting architect is proposing the deck be located.*

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