

Cuyahoga Villa 1

- Section IV-3 (b)(3) of the Architectural Design Standards state that in new construction, an attached garage may be located in a wing or in the main body, but must be entered from the side or rear. Staff notes a forward-facing garage is proposed; however, have been approved through the Planning Commission and BZBA site plan review.
- Section IV-3(b) states “The main body must be the largest visible mass”. Wings may not be larger than main mass. Suggest widening the main mass that includes the front door or designing a more prominent entrance to meet this requirement.

Villa 2

- Section IV-3(e)(4) of the Architectural Design Standards state that the building shall have a typical window used for most windows. Question proposed transom windows on the right-side elevation.

Brandywine Villa 3

- Section IV-3 (b)(3) of the Architectural Design Standards state that in new construction, an attached garage may be located in a wing or in the main body, but must be entered from the side or rear. Staff notes a forward facing garage is proposed; however, have been approved through the Planning Commission and BZBA site plan review.
- Section III-1(d)(5) of the Architectural Design Standards states “All facades (including the rear) over twelve (12) feet long shall have at least one window or door opening.” Incorporate additional fenestration detail right and left side gable ends to meet this requirement.

Brandywine Villa 4

- Section IV-3 (b)(3) of the Architectural Design Standards state that in new construction, an attached garage may be located in a wing or in the main body, but must be entered from the side or rear. Staff notes a forward facing garage is proposed; however, have been approved through the Planning Commission and BZBA site plan review.
- Section III-1(d)(5) of the Architectural Design Standards states “All facades (including the rear) over twelve (12) feet long shall have at least one window or door opening.” Incorporate additional fenestration detail right and left side gable ends to meet this requirement.

Villa 5

- Section IV-3 (b)(3) of the Architectural Design Standards state that in new construction, an attached garage may be located in a wing or in the main body, but must be entered from the side or rear; however, have been approved through the Planning Commission and BZBA site plan review.

Cascade Villas 8&9

- Section IV-3 (b)(3) of the Architectural Design Standards state that in new construction, an attached garage may be located in a wing or in the main body, but must be entered from the side or rear. Staff notes a forward facing garage is proposed, however, have been approved through the Planning Commission and BZBA site plan review.
- Section III-1(d)(5) of the Architectural Design Standards states “All facades (including the rear) over twelve (12) feet long shall have at least one window or door opening. Fenestration placement on the accessory structure shall be proportional to the house.” Suggest additional fenestration within the left and right side gable ends to better meet this requirement.