

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. Additionally, Section IV-3 (b)(2) of the Architectural Design Standards state that “the front face of the main body must sit forward at least 18” from the front face of the wings. Staff notes the proposed garage sits forward of the main mass. Garages on existing villas are inset or, at minimum, in line with the main mass. Revise elevations to meet this requirement.
- 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.
- Section IV-3(d)(3) states “The materials used in any mass must be applied consistently on that mass on all sides of the structure”. Question proposed shake siding material depicted on the front elevation recessed porch.
- Section III-1(g)(3) of the Architectural Design Standards states exposed foundations and tie courses shall be of a consistent material on all elevations. Staff notes foundational material to match is not depicted on the proposed sunroom addition.
- Question if window trim consistently applied on all elevations
- Section IV-3(c) of the Architectural Design Standards state that all roofs in all the wings must be of the same shape as the main body, but they may have a different pitch or orientation. Roofs shall not intersect a wall so as to cause a valley. Staff notes proposed hip roofs, with the main mass depicted as a gable roof.

Villa 2

- Section IV-3(g)(2) of the Architectural Design Standards state that projections which extend out from the mass to which they are attached more than five feet will be treated as wings, except for open porches, and single story additions off the rear of multi-story dwellings. If the roof line of the addition intersects the roof line of the existing dwelling, then the addition shall be classified as a wing. This guideline should not be construed to mean a masonry pier or continuous wall foundation is required upon the enclosure of an existing deck or porch. Staff notes the guest bedroom projection extends approximately 7 feet from the main mass. Reduce the proposed projection to meet this requirement.
- Section IV-3(e)(4) of the Architectural Design Standards state that the building shall have a typical window used for most windows. Revise right side elevation to meet this requirement.

- Section IV-3(f)(1) of the Architectural Design Standards state that details in the main body must be consistently applied throughout all sides of the main body. Revise elevations to depict consistent window grid pattern.
- 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 on the right-side elevation to meet this requirement.
- Section IV-3(c) of the Architectural Design Standards state that all roofs in all the wings must be of the same shape as the main body, but they may have a different pitch or orientation. Roofs shall not intersect a wall so as to cause a valley. Question the proposed hip roof, as the main mass has a gable roof.
- Section III-1(g)(3) of the Architectural Design Standards states exposed foundations and tie courses shall be of a consistent material on all elevations. Staff notes foundational material to match is not depicted on the proposed sunroom addition. Question if foundational material to match is needed.
- Question if window trim is consistently applied on all elevations
- Section III-1(g)(3) of the Architectural Design Standards states exposed foundations and tie courses shall be of a consistent material on all elevations. Staff notes foundational material to match is not depicted on the proposed sunroom addition.

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.
- Additionally, Section IV-3 (b)(2) of the Architectural Design Standards state that the front face of the main body must sit forward at least 18” from the front face of the wings. Staff notes the proposed garage sits forward of the main mass. Garages on existing villas are inset or, at minimum, in line with the main mass. Revise elevations to meet this requirement.
- Section IV-3(g)(2) of the Architectural Design Standards state that projections which extend out from the mass to which they are attached more than five feet will be treated as wings, except for open porches, and single-story additions off the rear of multi-story dwellings. If the roof line of the addition intersects the roof line of the existing dwelling, then the addition shall be classified as a wing. This guideline should not be construed to mean a masonry pier or continuous wall foundation is required upon the enclosure of an existing deck or porch. Staff notes the guest bedroom projection extends approximately 7.5 feet from the main mass. Reduce the proposed projection to meet this requirement.

- 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.
- Section IV-3(c) of the Architectural Design Standards state that all roofs in all the wings must be of the same shape as the main body, but they may have a different pitch or orientation. Roofs shall not intersect a wall so as to cause a valley. Question the proposed hip roofs, as the main mass has a gable roof.
- Section III-1(g)(3) of the Architectural Design Standards states exposed foundations and tie courses shall be of a consistent material on all elevations. Staff notes foundational material to match is not depicted on the proposed sunroom addition.
- Question if depict window trim is consistently applied on all elevations

Brandywine Villa 4

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- Additionally, Section IV-3 (b)(2) of the Architectural Design Standards state that the front face of the main body must sit forward at least 18” from the front face of the wings. Staff notes the proposed garage sits forward of the main mass. Garages on existing villas are inset or, at minimum, in line with the main mass. Revise elevations to meet this requirement.
- 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.
- Section IV-3(c) of the Architectural Design Standards state that all roofs in all the wings must be of the same shape as the main body, but they may have a different pitch or orientation. Roofs shall not intersect a wall so as to cause a valley. Question the proposed hip roofs, as the main mass has a gable roof.
- Section III-1(g)(3) of the Architectural Design Standards states exposed foundations and tie courses shall be of a consistent material on all elevations. Staff notes foundational material to match is not depicted on the proposed sunroom addition.
- Question if window trim is consistently applied on all elevations.

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. Additionally, Section IV-3 (b)(2) of the Architectural Design Standards state that the front face of the main body must sit forward at least 18” from the front face of the wings. Staff notes the proposed garage sits forward of the main mass. Garages on existing villas are inset or, at minimum, in line with the main mass. Revise elevations to meet this requirement.
- Section IV-3(g)(2) of the Architectural Design Standards state that projections which extend out from the mass to which they are attached more than five feet will be treated as wings, except for open porches, and single story additions off the rear of multi-story dwellings. If the roof line of the addition intersects the roof line of the existing dwelling, then the addition shall be classified as a wing. This guideline should not be construed to mean a masonry pier or continuous wall foundation is required upon the enclosure of an existing deck or porch. Staff notes the guest bedroom projection extends approximately 7.5 feet from the main mass. Reduce the proposed projection to meet this requirement.
- Section III-1(g)(3) of the Architectural Design Standards states exposed foundations and tie courses shall be of a consistent material on all elevations. Staff notes foundational material to match is not depicted on the proposed sunroom addition.
- Section IV-3(f)(1) of the Architectural Design Standards state that details in the main body must be consistently applied throughout all sides of the main body. Revise elevations to depict consistent window grid pattern.
- Section IV-3(c) of the Architectural Design Standards state that all roofs in all the wings must be of the same shape as the main body, but they may have a different pitch or orientation. Roofs shall not intersect a wall so as to cause a valley. Question the proposed hip roof, as the main mass has a gable roof.
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- Question if window trim is consistently applied on all elevations
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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.
- Additionally, Section IV-3 (b)(2) of the Architectural Design Standards state that the front face of the main body must sit forward at least 18” from the front face of the wings. Staff

notes the proposed garage sits forward of the main mass. Garages on existing villas are inset or, at minimum, in line with the main mass. Revise elevations to meet this requirement.

- 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.
- Section IV-3(c) of the Architectural Design Standards state that all roofs in all the wings must be of the same shape as the main body, but they may have a different pitch or orientation. Roofs shall not intersect a wall so as to cause a valley. Question the proposed hip roof, as the main mass has a gable roof.
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