

Brenda Schwarz Property

625 Aspen Ave

La Center Wa, 98629

Addressing the building and variance;

1.) Building Facades

- a.) The architectural style of the home/business will be a craftsman style.
- c.) The home will have craftsman character such as wood trim and shake.
- e.) The ground level will have bedrooms for the bed and breakfast.
- g.) There will be a recessed entry with large windows.
 - Upper level will have regular sided windows smaller than the lower level.
 - Windows will have upgraded stained wood trim along with the exterior doors.
- i.) The building will maintain the existing block pattern.
- l.) At the peaks of the roof, on the trim we will add detail that adds to the character of the craftsman style home.

4.)Outdoor Lighting

- a.) The exterior lights will produce enough light for safety and to complement the character of the home.
- b.) h.) We will add can light in the eaves to light up the building.

5.) Parking

- a.) The parking on the street will be kept up and clean.
- J.) The driveway will come off Aspen Ave.
- k.) The parking area is 30' from the nearest corner but will not block the view.

6.) Building material

- a.) The siding material will be a concrete base hardy-plank along with wood trim.
- b.) We do not plan to do any masonry.
- c.) No herringbone patters will be used nor T1-11.
- d.) The color of the building will be darkened blue with stained wood trim.
- e.) Covered porches will match the building.

7.) Roofing material

- a.) The roof pitch will be 7/12 to 9/12.
- b.) The roof will be a black asphalt shingle. All mechanical pieces will be screened from public view.

8.) Windows

(Variance request)

- a.) For the overall look of this home and business, were asking for a variance from all the window glazing. We feel in this unique situation those style of windows would hinder the overall look and feel of this Bed and Breakfast. We're going for a "cozy" craftsman feel. We feel, these style of windows, will give it a colder and unappealing look.
- b.) Requesting a variance like above.
- c.) No window shutters will be used. There will be no blank walls.
- d.) Sils will be no more than 4' off the ground.
- e.) No dark or reflective glass will be used on this building.
- f.) The windows will be white vinyl windows.
- g.) We will use casement/ sash stile windows
- h.) 2nd story windows will be smaller than 7' tall and 5'wide
- i.) Windows upstairs will be glass pains. Double pane style.

9.) Building height

- a.) The building will be 2 stories tall.
- b.) The building is 25' 6" tall.
- c.) Only two stories.

10.) Building lighting

- a.) Entry and exits will be well light and shielded from glare.
- b.) The exterior lights will be sized to fit the scale of the home and match the craftsman style.
- c.) Lighting will be downward facing and shielded.

11.) Environmental design

- a.) down spouts will run to the road/sidewalk drain.
- b.) We to meet energy standards.