

DESIGN REVIEW BOARD

RECORD OF DECISION

Meeting Date: April 11, 2013

DRB Case No. 1-PDR 1301342-A

Address: 1810 Glenwood Road

Applicant: Mihran Keolyan

Design Review

Board Member	Motion	Second	Yes	No	Absent	Abstain
Herman	x		x			
Ellis			x			
Palmer		x	x			
Insua			x			
Simonian			x			
Totals			5	0		
DRB Decision	Approved with conditions					

Conditions:

1. Revised the landscape plan to reflect a plant palette that is more consistent with flat land development than a hillside condition. Some appropriate suggestions include:

Shrubs

Indian Hawthorne
Roses
Mock Orange
Texas Privet
Boxwood (small)
Heavenly Bamboo

Tree(s)

Crape Myrtle

2. A tree shall be planted in the front and rear yard to provide a visual balance with the revised landscape palette.
3. All new windows and existing windows to be replaced shall be installed recessed and provided with trim and wood sills. Aluminum windows are proposed.
4. The paneled entry and garage doors shall be kept simple, as depicted on the elevation (or similar).
5. Rotate the roof of the garage 90 degrees to create a side gable form and reduce sense of mass as seen from the street.
6. Reconsider the fenestration pattern with regard to window size, shape, location, and/or grouping.
7. Redesign the front porch roof to create a more pronounced entry, possibly by using a front gable roof that would nest with the main roof gable.
8. Introduce a wainscot at the base of the house, or siding or shingles at the gables, to provide more texture and create visual interest.

Consideration(s):

1. Consider constructing a detached garage located at the rear of the property to maintain consistency with the development pattern in the neighborhood.

Site Planning: *The proposed addition will be added to the front of the existing residence. This area is sensible as it will capture the availability of open space in the front yard and preserve the limited outdoor area in the back. This location is also appropriate since it will bring the house closer to the street, similar to neighborhood properties.*

Mass and Scale: *The proposed one-story project is modest and the applicant is generally successful in addressing the overall mass and scale of the building. However, additional opportunities exist for a more refined mass and scale. These techniques include stepping the roof, as well as a varied fenestration pattern.*

Building Design and Details: *The proposed materials and finishes are of an acceptable quality and appropriate to the style. The project would benefit with varied cladding finishes, as well as additional design refinements in its roofline, articulation, and fenestration pattern. Incorporating these changes will make the residence appear richer, as well as giving it more depth and visual interest.*

For DRB approvals:

***Contact the case planner for an appointment for a DRB stamp. DRB Plans will not be stamped over the counter without an appointment.**

The Design Review Board approves the design of projects only. Approval of a project by the Design Review Board does not constitute an approval of compliance with the Zoning Code and/or Building Code requirements.

If an appeal is not filed within the 15-day appeal period of the Design Review Board decision, plans may be submitted for Building Department plan check. **Prior** to Building Department plan check submittal, Design Review Board approved plans must be stamped approved by Design Review Board staff.

Any changes to the approved plans may constitute returning to the Design Review Board for approval. **Prior** to Building plan check submittal, **all** changes in substantial conformance with approved plans by the Design Review Board must be on file with the Planning Department.

For Return for Redesign records of decision:

All resubmittals require a new DRB application and fee payment. According to Section GMC 30.47.075, projects submitted after 180 days following the DRB's decision date are to be considered as new projects and must submit a new DRB application and all corresponding materials, including new mailing list and labels.

DRB Staff Member:

Rathar Duong