



DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date March 7, 2013 **DRB Case No.** 2-PDR-1301725-A

Address 2064 Buckingham Place

Applicant Armen Mkrtchian

Design Review

Board Member	Motion	Second	Yes	No	Absent	Abstain
Geragos	X		X			
Keuroghelian			X			
Malekian*					X*	
Sakai						X
Zarifian		X	X			
Totals			3			
DRB Decision		Approve with conditions.				

Conditions

1. Maintain the existing vertical landscaping along the east property line.
2. Provide substantial, vertical landscaping at the base of the new deck.
3. Remove the unpermitted patio and outdoor kitchen straddling the north interior property line.
4. Lower overall height of roof by approximately two feet.
5. Reduce the sense of mass at the wall above the garage opening by either adding an architectural feature above the opening or increasing the height of the door.
6. Provide more openness at balcony above the garage by removing the wall area at its west side, extending the lintel across the new opening, and introducing a structural post at the west outside corner.
7. Delete the wood rails at balconies from proposal and replace with aluminum rails finished to match the windows.

Analysis and Summary:

Site Planning: *Minor changes are proposed for the footprint of the existing house on the angled flag lot, yet the overall site planning of the site will remain similar to the existing. Small additions are proposed at the ground level along the south and west elevations, while a new semi-cantilevered deck is proposed at the rear to provide more flat surface area. The proposed project is only partially visible from Buckingham Place, and will not be readily visible from Chevy Chase Drive, given the curvature of the street and the building location atop the steep slope. Except for the slight decrease in existing hard-scape and the proposed rear deck, the landscaping will not be affected and will remain as is, with the exception of additional landscaping required to screen the base of the new deck. Staff is recommending that substantial landscaping be installed at the base of the deck to soften its appearance. Overall, the proposed site plan is compatible with the adjacent developments.*

Mass and Scale: *Although the house will be the largest in the survey area, the project’s massing is generally compatible with the surrounding single family houses, given its configuration of building forms, location on the hillside flag lot, and treatment of the façades. The majority of the second story addition is located away from the existing east first floor elevation and interior property line, and above the west half of the building’s footprint, thereby reducing the perceived mass and scale, in addition to privacy concerns and visual impact, in regards to the east neighbor. With its location on a recessed building pad atop a steep slope above Chevy Chase, the 2-story project’s mass and scale facing Chevy Chase will also be not be apparent from the street. Therefore, the proposed massing and scale of the project appears compatible with the surrounding neighborhood.*

Building Design and Details: *The project has been designed in a contemporary architectural style, featuring appropriate, modern finishes and muted, earth-toned colors. While the design slightly veers away from the traditional Ranch style in the neighborhood, the more contemporary project is nevertheless compatible with the surrounding structures in terms of forms and massing.*

* Boardmember Malekian attended the DRB meeting, heard the public testimony, shared his comments regarding the proposal, but had to leave before the vote.

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 and Safety Division plan check. Prior to Building and Safety Division 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 and Safety Division plan check submittal, all changes in substantial conformance with approved plans by the Design Review Board must be on file with the Planning Division.

Please make an appointment with the case planner for DRB stamp/sign-off prior to submitting for Building plan check.

DRB Staff Member

Vilia Zemaitaitis

