

DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date	<u>March 10, 2011</u>	DRB Case No.	<u>1-PDR 2010-062-A</u>
		Address	<u>550 West Harvard</u>
		Applicant	<u>Ed Hagobian</u>

Design Review

Board Member	Motion	Second	Yes	No	Absent	Abstain
Aliano			x			
Insua	x		x			
Palmer			x			
Simonian			x			
Yoo		x	x			
Totals			5	0		
DRB Decision	Approve with Conditions					

Conditions:

1. Relocate the window on east elevation to be centered with the roof ridge.
2. Use wood posts instead of plaster for the proposed covered porch.
3. Use nail-in windows instead of Z-bar.

Analysis:

- **Site Planning:** The proposed site plan is minimally affected by the new addition. The additional floor area is being provided as a guest house attached to the existing two-car garage, located at the rear of the lot. The impact created by this proposal is minimal because most of the existing conditions are maintained and the addition provides all Code required setbacks. The proposed site plan fits well with the existing site conditions and within the neighborhood pattern.
- **Mass and Scale:** The proposed single-story addition to the detached garage is designed to match the existing in terms of mass and scale. The roof forms and rooflines match the existing and are carried throughout for consistency. The plane variations on all elevations and change of material in the front help break up the massing of the structure.
- **Design and Detailing:** The proposed addition matches the existing in colors and materials. The overall design is well crafted and provides consistency throughout the existing garage and the main house. Good quality materials, colors and details are used, while providing a matching design. Window placements are also appropriately chosen.

***Contact the case planner for an appointment for a DRB stamp. DRB Plans will no longer be stamped over the counter without an appointment.**

If an appeal is not filed within the 15-day appeal period of the Design Review Board decision, plans may be submitted for plan check. **Prior** to 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 Division.

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

DRB Staff Member Gevorg Nazaryan