

# DESIGN REVIEW BOARD RECORD OF DECISION

**Meeting Date** November 10, 2011

**DRB Case No.** 1-PDR 2011-038-A

**Address** 1649 Opechee Way

**Applicant** Franco Noravian

**Design Review**

Board Member	Motion	Second	Yes	No	Absent	Abstain
Ellis			X			
Insua	X		X			
Palmer			X			
Simonian					X	
Yoo		X	X			
Totals			4	0		
<b>DRB Decision</b>	<b>Approve with conditions</b>					

**Conditions and Considerations:**

1. The new doors should be constructed of wood and have a simple design as depicted on the drawings to complement the Ranch style of the house.
2. The driveway should be updated with a permeable surface, such as California Driveway with a grass strip.
3. The existing trees (particularly the Deodar Cedar trees) should be retained to preserve the landscaping character. Documentation for these trees to remain should be indicated on plans prior to Planning Division's approval for building plancheck. Although Deodar Cedar trees are not a protected species, protected tree measures shall be applied during construction.
4. Provide landscape plan for staff review and approval prior to issuance of building permits.
5. As a consideration, red brick or red face brick be utilized instead of stone veneer at the base band and chimney.
6. As a consideration, the location of the air conditioning condenser and trash bin location be located further away from the interior property lines.

**Site Planning:** While the proposed one-story addition will be situated at the front facing street, the house will still be set back a sizable distance from the property line along Opechee way, at approximately 52'-8". The non-conforming 2'-0" interior setback can remain for the existing house can remain, as the applicant will maintain more than fifty percent of the combined area of all exterior walls and roof.

**Mass and Scale:** The mass and scale of the project appear to sufficiently relate well to the surrounding neighborhood. The size of the house will match the average square footage of the neighborhood. The applicant has designed the

addition at the front to include a wide and low profile which is typical of a Ranch Style house.

**Building Design and Details:** The proposed project appears compatible with the other houses in the area. The residence is well-designed and reflects a horizontal expression, which is consistent with the architectural style. The proposed detailing, material and textures appear to be appropriate for the design of the house and the neighborhood.

**DRB Staff Member**

Dennis Joe

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