

DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date October 9, 2014 **DRB Case No.** PDR 1402395-R
Address 2566 E. Chevy Chase Dr.
Applicant Edward Hagobian

Design Review

Board Member	Motion	Second	Yes	No	Absent	Abstain
Charchian			X			
Mardian	X		X			
Malekian		X	X			
Palmer			X			
Simonian					X	
Totals			4	0		
DRB Decision	Approved with conditions					

Environmental Case No. 1402395

Board Member	Motion	Second	Yes	No	Absent	Abstain
Mardian						
Malekian						
Palmer						
Simonian						
Totals						
Env. Decision	MND adopted by the DRB on June 26, 2014					

Conditions

1. Break up the area of the façade above the garage at the center bay, possibly by incorporating an architectural feature or by raising the height of the stone cladding at the building base.
2. Revise the design of the façade at the junction of the center bay and the adjacent balcony to the west to provide some articulation.
3. Specify two-piece tile for all roof cladding.
4. Provide a detail drawing of the balcony railings indicating a design appropriate to the house but not overly ornate.
5. All rafter tails and other wood design features shall have a minimum dimension of four inches.
6. Provide irrigation for all oak trees in areas potentially affected by the diversion of surface water runoff.

7. Provide landscaping at the front of the house that will be compatible with the oak trees and prevent large areas of bare earth from being visible from the street.
8. Provide cut sheets for the front door and garage door.
9. Provide tall or climbing landscaping along the rear retaining wall to soften its appearance.

Consideration:

1. Enlarge balconies to provide more usable space.

Analysis

Site Planning:

The house will be constructed on an undeveloped, steeply sloping uphill lot. The proposal to construct a new single-family residence on this vacant lot will be consistent with the development pattern in the neighborhood and adjoining lots. The general location of the proposed residence is appropriate.

Mass and Scale:

Overall, the mass and scale of the project is appropriate for the site and neighborhood, with the Board's conditions incorporated into the project. As conditioned, additional building articulation to the front façade will help provide massing relief as follows: Break up the area of the façade above the garage at the center bay, possibly by incorporating an architectural feature or by raising the height of the stone cladding at the building base and revise the design of the façade at the junction of the center bay and the adjacent balcony to the west.

Building Design and Details:

A Spanish style house is appropriate for the neighborhood. As proposed, the use of materials and detailing are appropriate for the style. With the incorporation of the recommended Board conditions including the use of two-piece tile for all roof cladding, incorporating a balcony railing design that is appropriate to the house but not overly ornate, the use of rafter tails and other wood design features with a minimum dimension of four inches, and modifications to the front façade would help reinforce the chosen style and detailing.

DRB Staff Member

Milca Toledo, Planner