DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date	March 10, 2010	DRB Case No.	1-PDR-2010-047-A		
		Address	1121 Hillcroft Road		
		Applicant	John A. Vandevelde		

Design Review

Board Member	Motion	Second	Yes	No	Absent	Abstain
Aliano			Х			
Yoo			Х			
Plamer			Х			
Simonian		Х	Χ			
Insua	Х		Х			
Totals						
DRB Decision			5	0		
	Approve	d d				

Conditions: None

Analysis:

The house is well situated and the landscaping creates a usable area on the site. The proposed site planning, landscaping, and parking are all appropriate and complement the site and the neighborhood.

The proposal is a simple addition with modest massing and scale. The proposal is to match and maintain the overall massing of the existing residence by matching the roof forms and rooflines. This results in a building that fits well on the site and within its surrounding, while meeting the intent of the Design Guidelines.

The addition is well designed to match the existing house in architectural style. The details, such as roof lines and window design and treatment, complement the existing structure and are consistent with the style of the existing house. The colors and materials for the proposed addition also are consistent with the existing structure.

Contact the case planner for an appointment for a DRB stamp. DRB Plans will no longer 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. <u>Prior</u> 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.

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

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