DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date	February 4, 2009	DRB Case No.	1-PDR 2009-049-A		
		Address	3055 Piedmont Avenue	_	
		Applicant	Pete Volbeda		

Design Review

Board Member	Motion	Second	Yes	No	Absent	Abstain	
Aliano		Х	Χ				
Insua			Х				
Palmer	Х		Х				
Simonian			Χ				
Yoo			Χ				
Totals 5							
DRB Decision	Approve with conditions.						

Conditions:

- 1. Set back the house 5 additional feet from the front property line.
- 2. Revise detailing to better reflect overall Craftsman style.
- 3. Redesign the rear columns to be more consistent of the Craftsman style and to better match those on the front elevation.
- 4. Revise the front elevation plan to correctly reflect the roof and east elevation plans.
- 5. Modify all windows to be double-hung fiberglass (not sliders).
- 6. Restudy the location of the corner windows on the second story and rebalance the windows on the east and west elevations.
- 7. Eliminate the window shutters.
- 8. Remove large trim band below sill at kitchen window and replace with simple trim similar to other windows.
- 9. Use the proposed siding throughout the project, thereby eliminating the proposed stucco exterior portions, except on the chimney, which shall have a steel-trowel stucco finish. A combination of shingles and siding is also acceptable.
- 10. If a planter wall is proposed in the front setback to address the change in grade at the driveway, than the wall shall be constructed of real river rock stone and shall not be greater than 18 inches in height.

11. Ensure that all proposed landscaping shall be drought-tolerant, and revise the planting at the front property line to be lower in height in order to provide a better transition from the street to the property than the proposed taller shrubbery.

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.

<u>Any</u> changes to the approved plans may constitute returning to the Design Review Board for approval. <u>Prior</u> to Building plan check submittal, <u>all</u> changes in substantial conformance with approved plans by the Design Review Board must be on file with the Planning Department.

DRB Staff Member Vilia Zemaitaitis for Gevorg Nazaryan