

DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date August 24, 2017 **DRB Case No.** PDR 1626334
Address 1329 Virginia
Applicant Armen Kazanchyan

Design Review Board

DRB Member	Motion	Second	Yes	No	Absent	Abstain
Benlian	x		x			
Charchian		x	x			
Malekian			x			
Simonian			x			
Total			4	0		

DRB Decision: Return for redesign.

Conditions:

1. Reduce the sense of mass to be more compatible with the neighborhood context. Reduce the covered porch areas, reduce the mass of the 2nd floor and eliminate the 2nd floor deck. Any reduction should provide a change of planes at the rear façade. A light trellis can be used at the 1st floor patio.
2. Eliminate the roofed connection to garage. Make a lighter gesture perhaps with an arcade or a trellis or completely detach the garage and move it further back on the site (to also allow better maneuvering distance).
3. Refine the roof form to simplify the overall configuration and achieve greater neighborhood compatibility. Simplify the eave detail to be less ornate.
4. Redesign the front façade to feel less monumental and more sympathetic to the neighborhood scale. Push back and remove the 2-story entry volume and refine the scale and mass of 2nd floor porch columns and trellis.
5. Re-evaluate window material and size (smaller) to be more in-keeping with the style. Keep cast stone sills (recessed into window) and base stone cap to have same color, texture and profile.
6. In the redesign, avoid windows directed towards neighbors particularly at the 2nd floor. At south elevation, eliminate Juliette balconies at bedrooms, windows at MBR facing the neighbors, and reduce in size window at bedroom #2.
7. At family room, furr out the 1st floor wall and add a roof to breakup 2-story height wall.
8. Reduce the size and height of the chimney.

9. Refine overall project materials and details to have less mass and soften the building design, and more appropriately reflect the proposed style.
10. Elevations should reflect the revised floor plans and eliminated windows at 2nd floor; landscape drawings to show all plant selections and locations. In general, provide a consistent, coordinated set of drawings. Provide building sections.

Consideration:

1. Consider reducing the roof pitch and dropping plate height at the 2nd floor to achieve multiple roof levels.
2. Reduce the amount of hardscape overall, but particularly in the rear yard; and use permeable pavers where possible.

Staff Member

Roger Kiesel

Notes:

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

The Design Review Board approves the design of project 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 approved for Building Division plan check. Prior to Building Division plan check submittal, Design Review Board approved plans must be stamped approved by the Design Review staff.

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