



DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date January 14, 2021 **DRB Case No.** PDR 1924038

Address 1580 Glenmont Drive

Applicant Hamlet Zohrabians

Project Summary:

To construct a 54 square-foot addition to the first floor and a new 1,066 square-foot second floor to an existing single-story, 2,241 square-foot single-family residence with an attached two-car garage on a 19,180 square-foot lot in the R1R, District II zone. Because the extent of the demolition of the existing residence exceeds 50%, the project is considered a new single-family residence.

The project will also include construction of new retaining walls in the southern and western sections of the property. A code enforcement case is currently open regarding construction of the southern wall without a permit. Additionally, the project will include construction of a new swimming pool and a BBQ pavilion in the eastern portion of the site.

Design Review:

Board Member	Motion	Second	Yes	No	Absent	Abstain
Minas					X	
Simonian				X		
Smith	X		X			
Welch		X	X			
Totals			2	1		
DRB Decision		Return for redesign.				

Conditions:

1. Relocate the second floor to the east side of the house and place the second-level deck at the west side.
2. Set the second floor back from the first floor as shown on the revised drawings presented at the DRB meeting. After the second floor and deck are redesigned, if any

first-floor roof areas are exposed, rather than used as decks, they should be clad with metal to match the metal used on the horizontal band at the first floor to better integrate the design of the two levels.

3. Minimize the parapet height to lower the building height and reduce the sense of mass.
4. Use gravel in an earth tone color for the roof of the residence.
5. Utilize earth-toned tile for the deck paving, possibly providing the appearance of wood.
6. Incorporate additional composite wood siding into the façade of the residence.
7. Terminate materials on the building at inside corners.
8. Amend the landscape plan between the residence and the southern property line to include additional trees.

DRB Staff Member Roger Kiesel, Senior Planner

Notes:

All resubmittals require a DRB application and fee payment. According to Section GMC 30.47.075, projects submitted after 180 days following the DRB's decision date are to be considered as new projects and must submit a new DRB application and all corresponding materials, including new mailing list and labels.