



DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date January 14, 2021 **DRB Case No.** PDR 2004418

Address 519 Solway Street

Applicant Arbi Karapetian

Project Summary:

To construct a new two-story, 3,123 square-foot single-family residence and a detached 441 square-foot two-car garage on a 7,810 square-foot lot in the R1R, District II zone. The existing house on the site (built in 1947) will be demolished.

Design Review:

Board Member	Motion	Second	Yes	No	Absent	Abstain
Minas			X			
Simonian	X		X			
Smith		X	X			
Welch			X			
Totals			4	0		
DRB Decision		Return for redesign.				

Conditions:

1. The size of the proposed residence shall be significantly reduced by 20% or more.
2. The design of the residence shall be altered to reduce overall mass. These changes as part of condition 1 reduction in size should include providing second floor step-backs, possibly a split-level design, and other façade treatment on the building facades.
3. The location of the garage shall be moved closer to Solway Street. Design of the garage shall be revised to incorporate a pitched roof, with matching two-piece roof tiles, consistent with the design of the residence.
4. The driveway shall be reduced in width to 9 feet in order to provide more landscaping adjacent to the house and/or interior property line. The driveway paving pattern shall be

amended such that the decorative paving is integrated into the overall driveway such as with decorative edges or a modulated banding with the concrete scored appropriately.

5. Landscape plans shall be amended to include planting at the base and top of retaining walls. Plants proposed for the wall screening shall be reviewed and approved by staff.
6. The size of the rear balcony shall be reduced and reoriented such that the prominent view is to the rear yard of the subject site.
7. The front entry walk shall be a maximum of 5 feet in width and the side walk a maximum of 4 feet in width, both using decorative paving.
8. The window locations and sizes shall be restudied, particularly the large front façade window, the two above the front entry, and the two adjacent to the stair landing. Windows shall be made of fiberglass, wood, or wood-clad materials and shall be recessed with external grids and have a sill. Any trim around the windows shall be reviewed by staff.
9. Front door and railing design and window installation details shall be amended to reflect the simply-detailed homes prominent on Solway Street. Front doors shall be adjusted in height for compatibility with the overall window proportions. Columns at the covered entry shall be expressed (freestanding) as opposed to being integrated into walls.
10. The stepped stone-cladded walls at the entry walks shall be eliminated. Use grading to integrate the stairs.
11. The roofing material shall be a two-piece tile design.
12. A color-matched capstone shall be provided above the stone wainscoting.
13. Walls shall be composed of split-faced block to blend in with the surrounding environment.
14. A cut sheet and locations of all exterior light fixtures shall be reviewed and approved by staff.
15. Gutters and downspouts shall be shown on elevations for review and approval by staff.

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.