



DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date November 10, 2022 **DRB Case No.** PDR 2208004

Address 2121 Lilac Lane

Applicant Demery Matthews

Project Summary:

The applicant is proposing to demolish the existing one-story, 572 square-foot single-family dwelling (originally built in 1926) and to construct a new one-story, 1,932 square-foot single-family dwelling with an attached three-car garage on a 7,475 square-foot lot in the R1 (FAR District II) Zone.

Design Review:

Board Member	Motion	Second	Yes	No	Absent	Abstain
Kaskanian		X	X			
Lockareff					X	
Simonian			X			
Tchaghayan					X	
Welch	X		X			
Totals			3			
DRB Decision		Approve.				

Conditions:

None.

Determination of Compatibility: Site Planning

The proposed site planning is appropriate to the site and its surroundings for the following reasons:

- There is an existing easement located along the southerly portion of the project site that will be maintained as open space and development of the project will require a 12-foot

Irrevocable Offer Dedication (future dedication) along Chevy Chase Drive. The project's site planning takes the easement and dedication into consideration, which also limits footprint alternatives.

- The proposed building footprint is appropriately sited on the lot in such a way as to address zoning regulations, including setbacks, parking, and landscaping.
- The surrounding neighborhood features a mix of attached and detached garages with no predominant pattern related to the garage location established. The new attached, three-car garage will be accessed from a new driveway along Chevy Chase Drive. The overall design of the new garage is integrated with the new house.
- New drought tolerant landscaping is proposed throughout the site that will complement the building design. New synthetic turf is also proposed along the westerly interior setback area.
- A new fence and gate with a horizontal wood plank design are proposed along Lilac Lane at the rear yard area. The design and material are appropriate to the style of the residence.

Determination of Compatibility: Mass and Scale

The proposed massing and scale are appropriate to the site and its surroundings for the following reasons:

- Overall, the mass and scale of the one-story project is appropriate to the contemporary modern design concept and the context of the surrounding neighborhood which features a mix of architectural styles.
- The surrounding neighborhood features a mix of one- and two-story homes, as well as a mix of single-family and multi-family development, with one commercial property located directly to the east of the site. The applicant's proposal to build a new one-story home will be compatible in the neighborhood. The overall height of the new house will be 17'-1" where the maximum permitted by code for a house with a pitched roof is 28 feet.
- The project's massing is broken up using a number of architectural devices, including changes in façade planes and varied roof heights.
- The design features a gable-roof design that is compatible with the proposed contemporary style of the residence. The use of a 4:12 roof pitch is consistent throughout the design of the house.

Determination of Compatibility: Design and Detailing

The proposed design and detailing are appropriate to the site and its surroundings for the following reasons:

- Overall, the consistency in the use of materials and colors throughout the project helps to reinforce the proposed style of the new house.
- The entryway is appropriately integrated into the design and features a covered, single-door entry with a side light that is setback from the street.
- The new windows will be white, aluminum clad, with an external grid pattern and an appropriate combination of casement and fixed windows. There are three slider windows with limited visibility that are proposed in order to comply with building and safety egress

requirements. The details indicate that the new windows will be nail-in and recessed in the opening with a sill and frame.

- The proposed materials for the house also include a navy blue standing seam metal roof, smooth plater siding, cement-board siding at the base of the house, as well as stone veneer siding along the planters and pillars for the entry porch.
- The design of the new light fixtures is appropriate to the design concept, and are appropriately located on the exterior building façades.

DRB Staff Member Vista Ezzati, Planner

Notes:

Contact the case planner for an appointment for a DRB stamp prior to submittal for plan check.

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.