



**DESIGN REVIEW BOARD  
RECORD OF DECISION**

Meeting Date September 28, 2023 Design Review Case No. PDR-001558-2023  
Address 2508 Saint Andrews Drive  
Applicant Kaaren Khoudikian

**Project Summary:**

The applicant is proposing to construct a new 2,010 square-foot, three-story, single-family house with an attached two-car garage on a vacant 6,708 square-foot downhill sloped lot in the Chevy Chase Canyon Neighborhood located in the R1R (Restricted Residential) zone and with an average current slope of 60 percent. Site improvements involve grading 375 cubic yards of cut, 400 cubic yards of fill, with 25 cubic yards of import, and 3,060 square feet open, ungraded space in conjunction with the proposed development.

The project proposes 180 square feet (SF) of floor area in the upper/street level, 1,000 SF of floor area on the second/middle level consisting of a kitchen, living and dining rooms, and 830 SF of floor area on the lower level features a master bedroom and bathroom and a secondary bedroom. Three successive 18-inch tall retaining walls will line the southern end of the property on the downslope and will use decorative material.

**Design Review Board:**

Board Member	Motion	Second	Yes	No	Absent	Abstain
Lockareff					X	
Kaskanian			X			
Simonian		X	X			
Tchaghayan					X	
Welch	X		X			
Totals			3	0		
DRB Decision		<b>Return for Redesign.</b>				

The Board motioned to Return for Redesign the construction of the new single-family, three-story, residence as conditioned below. Revised drawings of all work must be submitted to staff and reviewed by the Board.

**Conditions:**

1. Rotate the building placement towards the street thereby reducing the grading and number of proposed retaining walls and reducing overall mass and scale.
2. Canopy at the rear shall be extended across the entire rear façade and be in an earth tone color to match the overall style of the house.
3. Submit cutsheets of the following for staff review and approval:
  - a. Driveway pavers and front walkway pavers
  - b. Front entry door ad railing at the front driveway
4. Applicant shall comply with all the recommendations identified in the Urban Forestry Department comments dated June 13, 2023.
5. Submit lighting specification proposed on the building. The exterior lighting should be modern fixtures, consistent with the contemporary aesthetic of the building.
6. Clearly depict gutters and downspouts on the drawings and paint the gutters and downspouts to match the adjacent color.

DRB Staff Member Chloe Cuffel, Planning Associate

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.***