

DESIGN REVIEW BOARD

RECORD OF DECISION

Meeting Date: October 10, 2013

DRB Case No. PDR 1310916

Address: 1641 Ridgeview Dr.

Applicant: Katrin Saroukhanian

Design Review

Board Member	Motion	Second	Yes	No	Absent	Abstain
Mardian			X			
Malekian	X		X			
Sarkissian		X	X			
Simonian					X	
Totals			3	0	1	
DRB Decision		Approved				

Consideration:

1. Consider moving the edge of the infinity pool away from the property lines.

Site Planning: *The new residence will utilize the existing building pad with small modifications. New retaining walls are proposed along the north side of the building pad and along portions of the motor court. The proposed lot coverage, landscaping, parking, retaining walls and privacy appear consistent with the majority of homes in the neighborhood and with the Design Guidelines.*

Mass and Scale: *The proposed one-story residence has a low-profile and horizontal massing. Due to the large grade difference from the street to the pad, and from the nearest properties, the house is visually isolated from nearby homes. Its height, the deep street setback and the floor area ratio appear consistent with the character of the homes in the immediate neighborhood and the intent of the Guidelines.*

Building Design and Details: *The proposed contemporary design is comprised of quality materials and details that are used throughout the building. The contemporary architectural style for the new residence appears compatible with the overall design theme of the neighborhood and the intent of the Guidelines.*

For DRB approvals:

***Contact the case planner for an appointment for a DRB stamp. DRB Plans will not be stamped over the counter without an appointment.**

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

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

For Return for Redesign records of decision:

All resubmittals require a new 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.

DRB Staff Member:

Jeff Hamilton