

DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date September 12, 2013

DRB Case No. PDR 1310508

Address 3616 Rosemary Ave

Applicant Demery Matthews

Design Review

Board Member	Motion	Second	Yes	No	Absent	Abstain
Mardian	x		x			
Malekian		x	x			
Sarkisian			x			
Simonian			x			
Totals			4	0		
DRB Decision		Approve with Conditions				

Conditions:

1. Increase the projection of the bay at the north façade of the addition by at least one foot to increase its sense of articulation.
2. The eave on the new addition will match the eave height and projection of the existing roof.
3. The projecting bay at the north façade of the addition will match the elevation drawing rather than the rendering in regard to its height.

Analysis

Site Planning: *The proposed addition will be constructed at the rear of the existing 2-story residence and will extend the building footprint eastward and closer to the detached garage. This location is sensible and will be concealed by the house from Rosemary Avenue. The addition will be visible from Broadview Drive, but will be located approximately 26 feet from the property line. As such, impact to the streetscape and rhythm of development pattern along Broadview Drive will be minimal. The location of the proposed addition is also appropriate as it will preserve the usability of the existing outdoor living spaces and rear yard.*

Mass and Scale: *The existing building is a 2-story residence, while the proposed addition will be one story located behind the existing residence. The house has an existing asymmetrical appearance and with a one story wing next to a two story volume. The addition avoids appearing massive and out of proportion since it is one story, and will be placed toward the rear of the property, behind the existing house. While somewhat visible from the street, the new addition will have a minimal visual impact.*

Building Design and Details: *The existing building is a Spanish Colonial Revival style residence and the new addition will be designed to match this style. The project will be clad and finished in smooth stucco (with decorative raised areas) and 2-piece barrel roof in a gable roof design. All new windows will be wood casement to match the existing windows. These materials are high quality and consistent with the overall architectural language of the building.*

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 and Safety Division plan check. Prior to Building and Safety Division 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 and Safety 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.

Please make an appointment with the case planner for DRB stamp/sign-off prior to submitting for Building plan check.

DRB Staff Member Rathar Duong