

## DESIGN REVIEW BOARD RECORD OF DECISION

**Meeting Date:** March 24, 2011

**DRB Case No.**

1-PDR-2010-055-A

**Address:**

3624 Roselawn

**Applicant:**

Franco Noravian

### Design Review

Board Member	Motion	Second	Yes	No	Absent	Abstain
Aliano					X	
Insua					X	
Palmer			X			
Simonian		X	X			
Yoo	X		X			
Totals						
<b>DRB Decision</b>	Approved 3 - 0					

### Conditions:

1. Submit construction details to be clearly indicated on the plans for staff's review including: trellis and fascia boards, stucco applications (smooth and machine applied finishes), exterior doors (particularly the entry door), column bases and column details, window sills and trims, and railings to ensure the construction will be consistent with the plans submitted and approved by the Board.
2. Provide a landscape plan for staff's review, prepared by a landscape professional, that provides more uniformity to the overall design than what is currently planted in the front. All plants shall be selected from the bewaterwise.com plant list or the Glendale Water and Power Department shall approve those plants not on the list.

**Site Planning:** *The proposed design for the site plan, lot coverage, and privacy appear consistent with the homes in the neighborhood and with the Design Guidelines.*

**Mass and Scale:** *The proposal's overall mass and scale, reflected in its building, roof forms and wall articulation appears consistent with the Bungalow style and the existing building. In addition, it fits well with the neighborhood, and meets the intent of the Design Guidelines.*

**Design and Detailing:** *The proposal's overall detailing, texture, and quality of materials appear consistent with the selected Bungalow design and appears to be high quality.*

**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.

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

DRB Staff Members     Brad Collin