



DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date January 25, 2018 **DRB Case No.** PDR 1716462

Address 1507 W. Kenneth Road

Applicant Oksnse Babakhanian

Project Summary

Design Review Board

DRB Member	Motion	Second	Yes	No	Absent	Abstain
Arzoumanian			x			
Benlian		x	x			
Charchian			x			
Malekian			x			
Simonian	x		x		0	
Total			5	0		

DRB Decision: Approve with conditions.

Site Planning:

The proposed site planning is appropriate, as modified by any proposed conditions, to the site and its surroundings for the following reasons:

- As conditioned, landscape plans shall be submitted for review and approval by staff.

Mass and Scale:

The proposed mass and scale is appropriate, as modified by any proposed conditions, to the site and its surroundings for the following reasons:

- The proposed addition to the house does not involve a new second story. The house will remain a one-story house, which is consistent with the existing mass and scale of the homes on the immediate block along Kenneth Road and the neighborhood in general.
- The addition to the front of the house is appropriately articulated through breaks in building plane, use of fenestration and application of architectural details, including rough-cut stone cladding at the base of the house.

Design and Detailing:

The proposed design and detailing is appropriate, as modified by any proposed conditions, to the site and its surroundings for the following reasons:

- The existing residence is a modest Traditional-style home. The addition will maintain this style.
- The proposed windows are aluminum-clad wood windows with exterior grids.

Conditions:

1. Minimize the disturbance of the front yard landscaping and replace any plants that are destroyed as a result of the project in kind. If necessary, landscape plans shall be submitted for review and approval by staff.
2. Submit the design of the front entrance door to staff for review and approval.
3. Submit revised eave detail to staff for review and approval to ensure consistent detailing throughout the house.
4. The chimney shall be scaled and proportioned as a chimney and be made more substantial or eliminated.
5. Stone veneer shall carry as far back as can be seen from the public or stop at a fence line along the east and west elevations.
6. Clarify and coordinate window detail to match submitted photo. Trim shall match detail of "Columbus Casting".
7. Verify the height of the building and the amount of landscaping.

Roger Kiesel

Staff Member

Notes:

Contact the case planner for an appointment for a DRB stamp. DRB stamps will no longer be stamped over the counter without an appointment.

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.