



DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date June 28, 2018 DRB Case No. PDR 1800579
 Address 1442 Montgomery Avenue
 Applicant Permit Processing & Consulting

Project Summary: The applicant is proposing to demolish the existing one-story, 1,278 square-foot, single-family residence built in 1924 and to construct a new 2,475 square-foot, two-story single family residence with an attached 500 square-foot two-car garage on a 8,250 square-foot lot located in the R1 zone, Floor Area Ratio District I.

Design Review:

Board Member	Motion	Second	Yes	No	Absent	Abstain
Arzoumanian		X	X			
Benlian			X			
Charchian					X	
Malekian	X		X			
Simonian					X	
Totals			3			
DRB Decision	Return for redesign.					

Conditions:

- Maintain the predominant neighborhood pattern and provide a detached garage towards the rear of the house.
- Relocate the house on the lot to be consistent with the prevailing setback of the adjacent houses.
- Push the second floor mass closer to the rear and introduce additional hipped roof forms at the front and sides to provide better transition between the first and second floors to improve the overall massing.
- If maintained in the new design, the front porch "frame" should read as a simple volume with recessed windows.
- The overlapping volumes at the front façade are acceptable, but may change with the redesign.
- Provide a vertical section detail of the window sill and frames.

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.

Staff Member Danny Manasserian