



DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date June 25, 2020 **DRB Case No.** PDR 2001227

Address 1728 Riverside Drive

Applicant Moheb Gorgy

Project Summary:

The applicant is proposing to construct a new, two-story, 5,585 square foot (SF), single-family dwelling; an attached, 252 SF one-car garage; a detached, 441 SF two-car garage; a detached, 441 SF carport; and a detached, 75 SF pool bathroom on a vacant 26,667 SF lot located in the R1-II H (Low Density Residential, Floor Area District II, Horse Overlay) Zone.

Design Review:

Board Member	Motion	Second	Yes	No	Absent	Abstain
Arzoumanian		X	X			
Simonian			X			
Smith			X			
Welch	X		X			
Totals			4	0		
DRB Decision		Approve with Conditions				

Conditions:

1. Provide window locations of adjacent dwellings on the site plan and submitted for review prior to plan check for staff review and approval.
2. Redesign the large window to provide a better proportional relationship between the living room wing and the rest of the house prior to plan check for staff review and approval.
3. Maintain the proposed height of the projecting living room wing at the front façade or reduce its height by 2-feet and provide windows or another architectural feature to break up the resultant area of blank wall at the second floor.
4. Revise plans to show permeable paving for the new driveway prior to plan check submittal for staff review and approval.

Analysis:

Site Planning:

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

- The new dwelling will have a deep setback from Riverside Drive that will be compatible with the varied setbacks of other homes on the same side of the street.
- Outdoor areas including a pool and a pool bath with wood trellis are sited in the rear and well integrated into the site design.
- The proposed landscaping will significantly exceed the Code-required minimum and complement the appearance of the house and the neighborhood.
- The attached one-car garage will have a garage door at the front and the rear to provide vehicular and equestrian access to the back yard. The detached garage and carport at the front of the new dwelling will be considerably set back from the street and are appropriate to the surrounding neighborhood, which features a variety of attached and detached garages and stables at the front and rear of the properties. All three will be accessible by the new driveway located centrally on the lot.
- The existing, legal non-conforming brick wall along the street front property line will remain and be improved with a new, four-foot wide metal driveway gate with wall-mounted light sconces placed on either side of the gate.

Mass and Scale:

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

- The proposed two-story house will be compatible with the predominant neighborhood pattern, which features both one-story and two-story homes on Riverside Drive.
- The overall massing of the project will be compatible with the adjacent dwellings in terms of scale and proportion. The two-story mass is appropriately broken up by changes in façade planes, the wrap-around porch at the front, and thoughtfully placed landscaping.
- The proposed gabled roof forms' 6:12 roof pitch are appropriate to the design and employed throughout most of the project.
- The wrap-around porch will be integrated to the dwelling through use of a 3:12 hipped roof form, which will emphasize the entryway, help break up the mass of the main body of the house, and create visual interest.

Design and Detailing:

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

- The surrounding neighborhood features a mix of architectural styles. The architect's goal of design a "modern farmhouse" home is in keeping with the variety of traditional styles employed at nearby homes. The monochromatic color palette for the exterior materials will create visual interest and be compatible with the appearance of nearby properties.
- Because the wrap-around porch will be utilizing a hipped-roof form, compared to the gabled roof forms used for a majority of the subject dwelling, it will emphasize and create

visual interest for the entry way. The entryway is well integrated into the proposed project.

- The new windows will be bronze-colored, fiberglass, nail-on frames with external grids and recessed placement. They will have an appropriate combination of picture, casement, and awning windows with sills and flat trim.
- The proposed plans currently do not show the locations of windows at adjacent dwellings. DRB voted to require that the window locations of adjacent dwellings be clearly indicated on the site plan and submitted for review with regard to privacy of adjoining neighbors prior to plan check submittal.
- Because the proposed plans do not indicate any permeable paving for the driveway, DRB voted to require that permeable paving be used for the new driveway and shown on revised plans prior to plan check submittal.
- Color and materials for the addition include asphalt roof shingles; white fiber cement siding; standing metal seam for an awning over a window; and simulated stone veneer for the chimney and base of columns for the trellis and pool bath at the rear. Overall, the proposed color and materials will complement and match the proposed style of the building.

DRB Staff Member Minjee Hahm, Planning Associate

Notes:

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

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.