



## DESIGN REVIEW BOARD RECORD OF RETURN FOR REDESIGN

Meeting Date January 28, 2021 DRB Case No. PDR 2009690

Address 1555 Glenmont Drive

Applicant Suren Vardanyan

### Project Summary:

The applicant is proposing to add a 1,480 SF two-story addition and a one-car attached garage at the front of an existing 3,110 SF one-story house (built in 1947) with an existing attached two-car garage on a 16,950 SF lot in the R1R-II (Restricted Residential, FAR District II) zone. The project includes a 58 SF second-story balcony at the front and a 149 SF two-story balcony located at the south side of the existing house.

### Design Review:

Board Member	Motion	Second	Yes	No	Absent	Abstain
Minas		X	X			
Simonian	X		X			
Smith			X			
Welch			X			
Totals			4	0		
<b>DRB Decision</b>	Return for Redesign					

### Conditions:

1. Reduce the mass and size of the addition.
2. Redesign the addition to eliminate the second floor, possibly by creating a basement level to retain that area's proposed uses.
3. Coordinate the fascia lines and wall heights of the addition with those of the existing house to provide better design integration.

DRB Staff Member Cassandra Pruetz, Planner

Notes: 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.