



DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date October 28, 2021 **DRB Case No.** PDR 2110512

Address 3526 Brookhill Street

Applicant Nyri Nicholson

Project Summary:

The applicant is proposing to construct a new 435 square-foot deck beyond the existing swimming pool at the rear of an existing house (originally developed in 1955). The project site is a 7,665 square foot lot located in the R1-I (Low Density Residential, Floor Area District I) Zone. The overall height of the deck is 11'-9"; per GMC 30.47.020.G.4.a, decks over eight feet in height require DRB.

Design Review:

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

Conditions:

1. Extend screening provided by existing row of trees along the rear property line with new landscaping to provide additional screening.
2. Provide cementitious, earth-toned siding for under-deck area, in lieu of the proposed composite wood siding

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:

- There are no alterations being proposed to the existing building footprint or site planning, aside from the new deck. The existing single-family residence is centrally sited on the down sloping lot and features a rectangular building footprint with a swimming pool at the rear. The project site slopes down from Brookhill Street, and the house sits on a relatively flat pad that is at a lower elevation than the street level.
- The proposed location of the new deck is consistent with surrounding sites, which contain decks at the rear. The new deck will extend from the swimming pool and comply with required interior setbacks.
- The existing landscaping, including the row of trees at the rear property line will be maintained on-site and no changes are being proposed. DRB voted to require the applicant to extend the screening provided by existing row of trees along the rear property line with new landscaping to provide additional screening.

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 size and general appearance of the new deck are in keeping with other decks on down sloping lots in the area. The proposed deck will not significantly affect the existing dwelling's mass and scale, and will not increase the existing, overall height of the dwelling.
- The overall height of the new deck will be 11'-9", where the maximum height allowed is 15'-0".

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 new deck is appropriately designed to complement the existing residence. The new deck will feature custom guardrails with brown deck board top rail and black horizontal aluminum siding panels, mahogany-colored composite wood deck enclosure, and mahogany-colored wood decking material which are appropriate for this type of structure. DRB voted to require the applicant to provide cementitious earth-toned siding for under-deck area, in lieu of the proposed composite wood siding
- The existing rear yard configuration with the swimming pool area already overlooks the properties below and the new deck will inevitably continue to overlook the same properties at a closer distance.

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.