



DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date Oct. 13, 2022 **DRB Case No.** PDR1925063

Address 3202 E. Chevy Chase Drive

Applicant Mike Geragos

Project Summary:

To construct a new 607 square-foot second story, and add 702 square feet at the ground level of the existing 1,685 square-foot, one-story, single-family house (built in 1938) with a 361 square-foot detached garage on an 8,640 square-foot lot located in the R1R-II (Restricted Residential, Floor Area Ratio District II) zone. The project includes a façade remodel of the house and construction of a new 474 square-foot attached garage.

Design Review:

Board Member	Motion	Second	Yes	No	Absent	Abstain
Lockareff			X			
Kaskanian			X			
Simonian			X			
Tchaghayan	X		X			
Welch		X	X			
Totals			4			
DRB Decision		Approved with conditions				

Conditions:

1. Provide a cut sheet for the new walkway material and label the material on the site plan.
2. Show light fixtures on the building complementary to the spanish style of the house, and provide a cutsheet of the light fixture for staff review and approval.
3. Submit a detailed drawing showing how the front bay window interfaces with the arch at the front porch.

Consideration:

1. Propose two-piece Spanish roof tile.

Determination of Compatibility: 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 property will remain accessible from both Chevy Chase Drive and Charing Cross Road. Currently the main entrance to the house is and will remain oriented towards the north, facing Chevy Chase Drive.
- The new front porch columns are oriented towards Chevy Chase Drive, setback a minimum 15 feet from the street front property line. The existing and proposed garage are oriented towards the rear (south) and are accessible from Charing Cross Road. The new garage will be setback a minimum of 15 feet from the street front property line, which is appropriate to the site and the neighborhood. The new second floor will be appropriately setback from the ground level - more than 30 feet from the both street front property lines. The bulk of the second story addition is concentrated along the east (left) side of the house and will be setback approximately six feet from the interior property line. However, the existing 4'-8" interior setback will remain on the ground level per the approved Administrative Exception. Overall, the proposed setbacks are appropriate to the site and the neighborhood.
- The house addition appropriately follows the site's sloping topography. The site is relatively flat at the front facing Chevy Chase Drive, and slopes uphill towards the rear (south) adjacent to Charing Cross Road where the new driveway and garage will be built. A new staircase is proposed in the rear yard, which provides access to the new driveway as well as Charing Cross Road.
- A new second floor balcony is proposed at the front facing Chevy Chase Drive and another balcony will face the rear yard. Both balconies are appropriately located on the site and respect the privacy of adjacent properties.
- The existing detached two-car garage will remain in its present location and accessible from the existing driveway on the south side of the property facing Charing Cross Road. Additionally, a new driveway and attached garage are proposed towards the southeast corner of the site adjacent to Charing Cross Road. The location of the existing and the new garage are properly integrated with the site and the neighborhood.
- The existing swimming pool and landscape conditions will largely remain unchanged with the exception of a new walkway proposed at the front of the house facing Chevy Chase Drive and new landscaped areas and planters proposed at the front and rear of the property. The new front walkway and paving material and new landscaping are appropriate to the site.
- The existing perimeter and retaining walls will remain largely unchanged with the exception of a new six-foot high CMU wall along the property's south side.

Determination of Compatibility: 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 mass and scale of the second story addition is compatible with those of adjoining and nearby properties in the neighborhood. While the adjacent home and a majority of homes in the neighborhood are one-story, the mass and scale of the house appropriately relates to the surrounding context. This was accomplished by placing the new two-story addition away from the street and recessing it from the ground level. The new second story is setback approximately 30 feet from the front façade, allowing the front portion of the house to remain.
- The addition is built over the flat-roofed portion at the rear. Its scale, as seen from Charing Cross Road is viewed as a one-story as it slopes down from the street. Overall, the proposed two-story with an overall building height well to other homes in the neighborhood.

- The addition will provide appropriate setbacks from the first-floor wall planes at the side façades to avoid an overbearing presence toward the neighbors. The new two-story home is sensitive to the existing context, and considers adjacent one-story development. The home's proportions are modest, and do not have a monumental appearance especially when viewed from the street. The facades are appropriately articulated through setbacks at the street front and sides of the building, stepping back the second floor from the ground level, breaks in plane, roof forms, balcony, use of fenestration, and architectural details. The building's proper use of design elements appropriately articulates the building and helps visually fit the remodeled home into the surrounding neighborhood context.
- Overall, the scale and proportions of the addition are appropriate to the style of the house and the neighborhood. The roof design features thoughtful sloped forms and breaks. The flat roof at the new garage is appropriate.

Determination of Compatibility: 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 remodel will give the house a contemporary Spanish style appearance that is appropriate to the neighborhood which features a variety of traditional styles.
- The proposed off-white color, smooth finish stucco and bronze accent color for windows and other details are appropriate for the house. Overall, the proposed color palette integrates well with the hillside and other buildings in the neighborhood, which are painted with neutral warm colors.
- The project proposes aluminum clad block frame windows recessed in the openings with wood sills and stucco bullnose edge detail. Their operation includes casement, awning and fixed, and they will have exterior grids. The windows are appropriate to the style of the house in terms of their material and overall appearance.
- The new front entry porch is well integrated into the overall building design and is not monumental in scale or character, as suggested in the Comprehensive Design Guidelines. As conditioned, provide a detailed drawing showing how the front bay window interfaces with the arch at the front porch.
- The design of the second story addition appropriately integrates with the existing house and features many of the architectural details consistent with the Spanish style, including stucco walls, Spanish clay tile roof, exposed woodwork, recessed windows, eave details with thick corbels, and iron details, all of which are complementary to the chosen style and the neighborhood. To better enhance the design of the house, the Board included a consideration to use two-piece Spanish roof tile, and conditioned to show lighting on the building that is complementary to the design.

DRB Staff Member Milca Toledo, Senior Planner

Notes:

Contact the case planner for an appointment for a DRB stamp prior to submittal for plan check.

The Design Review Board approves the design of projects 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.