



## DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date March 23, 2023 Design Review Case No. PDR2119659  
 Address 1214 Allen Avenue  
 Applicant Misak Aznauryan

### Project Summary:

The applicant proposes to demolish the existing single-family residence (built in 1925) and construct a new, two-story, 2,177 square-foot single-family house. The existing detached garage will be partially demolished, reducing its size to 463 square feet, and rebuilt to match the new primary dwelling

### Design Review Board:

Board Member	Motion	Second	Yes	No	Absent	Abstain
Lockareff		X	X			
Kaskanian					X	
Simonian					X	
Tchaghayan			X			
Welch	X		X			
Totals			3	0		
DRB Decision		<b>Approve with conditions.</b>				

The Board approved the construction of the new single-family, two-story, residence as conditioned below. Revised drawings of all work must be submitted to staff for review and approval to ensure conformance with the DRB approval. The approved work is subject to the following conditions:

### Conditions:

1. Reduce the height of the second-floor volume above the front door, aligning it, if possible, with the adjacent balcony railing. Revise the window placement and design to accommodate this change and provide better proportions.

2. Incorporate a band course, possibly a continuation of the balcony wall cap, across the entire second-floor façade and wrap around the side façade walls to appropriate termination points.
3. Revise drawings to lower the height of the front door and select a new door that better matches the overall style of the house for staff review and approval. The door and sidelights shall not include grids.
4. Eliminate the hipped roof projection at the west façade over the laundry room balcony to allow the roof to flow consistently from the front to the back of this façade
5. Revise the drawings to include a breakdown calculation of landscaping ratio to show compliance with Zoning Code.
6. Revise the drawings to provide appropriate termination points for all decorative band courses.
7. Revise the design of the perimeter wall to make it more compatible with the design of the house and garage.
8. Revise drawings to indicate locations of the trash area and HVAC equipment.

#### **Determination of Compatibility: Site Planning**

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

- Overall, the proposed building is appropriately sited on the lot and will conform to the prevailing front setbacks on the block.
- The detached, 2-car garage is accessed via the alley, which is consistent with other properties in the area and also avoids placement of a curb cut and driveway at the front of the property.
- The site has been planned with consideration of the Public Works dedication lines and the main dwelling will still meet interior setback standards if either alley is ever expanded.
- A 6-foot split-face block wall is proposed around the property and is appropriately set back from the front setback. The condition to revise the design of the perimeter walls to better match the house will enhance the overall design.

#### **Determination of Compatibility: Mass and Scale**

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

- The neighborhood pattern features mainly one- and two-story residences, though most of the properties in 300'-vicinity are single-family residences.

- The massing of the house is somewhat broken up using architectural devices including varying rooflines, projecting volumes, and covered and uncovered balconies, changes in façade planes, and the incorporation of natural materials like stone veneer cladding.
- The massing will be improved by the condition to lower the height of the volume above the front entry to provide better proportions and allow greater visibility of the wide roof eave above this area.

### **Determination of Compatibility: Design and Detailing**

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

- The proposed residence is designed in a Contemporary style with Prairie Style inspiration, featuring a mixture of colors and materials. The adjacent area features an eclectic mix of traditional architectural styles that will allow the project to be compatible with the neighborhood.
- The proposed building features a mix of exterior cladding including stucco, band courses, stone veneer, and low-pitched shingle roofing. These features are in line with and appropriate to the style of the house.
- The location of downspouts, and light fixtures are appropriate to the style and design of the house. The location of the trash enclosure and HVAC condenser will be identified on the plans prior to resubmission for staff review and approval.

DRB Staff Member: Chloe Cuffel, Associate Planner

All resubmittals require a Design Review 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 Design Review application and all corresponding materials, including new mailing list and labels.

#### Notes:

- Stamped plans are available through the Glendale Permit Portal. Please contact the case planner with any issues in viewing the stamped plans.
- 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.