



**DESIGN REVIEW BOARD
RECORD OF DECISION**

Meeting Date December 14, 2023 Design Review Case No. PDR-001558-2023

Address 2508 Saint Andrews Drive

Applicant Kaaren Khoudikian

Project Summary:

The applicant is proposing to construct a new 2,010 square-foot, three-story, single-family house with an attached two-car garage on a vacant 6,708 square-foot downhill sloped lot in the Chevy Chase Canyon Neighborhood located in the R1R (Restricted Residential) zone and with an average current slope of 60 percent. Site improvements involve grading 375 cubic yards of cut, 400 cubic yards of fill, with 25 cubic yards of import, and 3,060 square feet open, ungraded space in conjunction with the proposed development.

The project proposes 180 square feet (SF) of floor area in the upper/street level, 1,000 SF of floor area on the second/middle level consisting of a kitchen, living and dining rooms, and 830 SF of floor area on the lower level features a master bedroom and bathroom and a secondary bedroom. One 5 foot tall retaining wall will line the southern end of the property on the downslope and will use decorative material.

Design Review Board:

Board Member	Motion	Second	Yes	No	Absent	Abstain
Lockareff	X		X			
Kaskanian		X	X			
Simonian			X			
Tchaghayan					X	
Welch			X			
Totals						
DRB Decision	Continued without Pubic Noticing to January 11th, 2024					

The Board motioned to Continue the Case without Public Noticing and to be heard on January 11, 2024 for the construction of the new single-family, three-story, residence as conditioned below. Revised drawings of all work must be submitted to staff and reviewed by the Board.

Conditions:

1. Provide a preliminary Grading plan.
2. Provide a cut and fill analysis.
3. Provide detailed section drawings of the retaining wall that show top and bottom of wall.
4. Update the site section drawings to reflect changes to the building site planning, including topo dimensions.
5. Provide a site plan that corresponds to the grading plan.
6. Update the plans to reflect all previously approved materials and window operations for Planning approval.

DRB Staff Member Chloe Cuffel, 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.