



**DESIGN REVIEW BOARD  
RECORD OF DECISION**

Meeting Date January 11, 2024 DRB Case No. PDR-001558-2023  
Address 2508 Saint Andrews Drive  
Applicant Kaaren Khoudikian

**Project Summary:**

The applicant is proposing to construct a new 2,237 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 320 cubic yards of cut, 127 cubic yards of fill, and 3,060 square feet open, ungraded space in conjunction with the proposed development. 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		X			
Tchaghayan						
Welch					X	
Totals			3	0		
DRB Decision	<b>Approved With Conditions</b>					

Revised drawings of all work must be submitted to staff before final approval.

**Conditions:**

1. Verify all project data against development standards before final approval, including height, Floor Area Ratio, and ungraded open space. If square footage must be decreased, it shall be removed from the retaining wall side of the project.
2. Revise window schedule to replace slider windows with a more appropriate operation to match the window schedule guidelines.

3. Include cutsheets previously reviewed by staff including front door, garage door, railings, and exterior lighting fixtures for Planning approval.
4. Revise drawings to include all previously approved materials.
5. Applicant shall comply with all the recommendations identified in the Urban Forestry Department comments dated June 13, 2023.

DRB Staff Member Chloe Cuffel, Planner

### **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 proposed house is appropriately placed on the lot and has a compact footprint that follows the topography of the site, presenting minimal impact on the existing neighborhood.
- The garage and front door are accessed via a driveway bridge that will remain open, with landscaping underneath.
- One 5 foot tall retaining wall is proposed at the bottom of the slope at the rear of the site that provides appropriate building space without completely flattening the natural topography of the hillside.
- There are four existing Oak trees on the subject site. Per Urban Forestry's comments, three of the trees will be removed and will be replaced. One of the Oak trees will be at the street level, and the other three will be at the bottom of the slope on the western side of the property. The applicant will apply for an Indigenous Tree Permit to ensure compliance.

### **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 neighborhood pattern features mainly two- and three-story residences, and all the adjacent buildings are two-stories. Though the proposed residence is three-stories in height, the deep downslope of the lot away from the street and the compact footprint of the bottom floor limit the visual impact of the height.
- The project presents as a single-story residence at the street. Although boxy in shape, the garage, attached trellis, driveway planter and gate break up the proportions. However, a condition is recommended to redesign the rear façade.
- The massing of the house is broken up using architectural devices including varying low-pitched rooflines, projecting volumes and uncovered balconies, changes in façade planes, and the incorporation of natural materials like stone veneer cladding and wood siding.

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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.***