



DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date: February 22, 2024

DRB Case No.: PDR-002077-2023

Address: 511 Nolan Avenue

Applicant: Alen Malekian

Project Summary:

The applicant is proposing to construct a 2,149 square-foot (SF), three-story single-family home with an attached two-car garage on a 7,166 SF, vacant, hillside lot in the R1R-II Zone (Restricted Residential Zone, Floor Area Ratio District II).

Design Review:

Board Member	Motion	Second	Yes	No	Absent	Abstain
Kaskanian					X	
Lockareff			X			
Simonian		X	X			
Tchaghayan	X		X			
Welch					X	
Totals			3	0		
DRB Decision		Approve with Conditions				

Conditions:

1. Project to comply with all conditions of approval per Standards Variance (Case Number PVAR-000961-2023) and Administrative Exceptions (Case Number PAE-001142-2023) approved on June 13, 2023.
2. Increase variation in window pattern on lower level, for example by increasing siding material in place of window.
3. Increase south elevation material variation, for example by carrying over material band on middle level.
4. Include decorative retaining wall material in elevations and material board.
5. Show downspouts and gutters appropriately located.
6. Show vents and utility connections integrated with design and avoiding primary facades.

DRB Staff Member: Cassandra Pruetz, Senior 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.