



## DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date July 25, 2013 DRB Case No. PDR 1306858-A  
 Address 1229 Grayhold  
 Applicant Victor Muradyan

### Design Review

Board Member	Motion	Second	Yes	No	Absent	Abstain
Herman					X	
Mardian	X		X			
Malekian			X			
Sarkisian		X	X			
Simonian			X			
Totals			4	0		
<b>DRB Decision</b>		<b>Returned for redesign</b>				

### Conditions

1. Modify the site plan by reorienting the swimming pool ninety degrees and either remove or reduce the size of the detached patio in order to address conditions two and three below.
2. Remove and relocate the attached garage at the front. Introduce a detached garage at the rear of the house similar to and consistent with the majority of the properties in the neighborhood.
3. In order to reduce the second floor massing, redesign the floor plan and elevations as follows:
  - a. Shift one or two bedrooms from the second floor to the first floor thereby adding more floor area at the rear first floor.
  - b. Set back the second floor mass further away from the front and sides of the property.
4. Upon addressing condition numbers two and three above, the following should be accomplished: Create more ways to articulate the facades by introducing breaks in the roof line and building plan and introduce a combination of materials where appropriate.
5. Show location for the trash.
6. Show location for mechanical equipment.

## **Analysis**

*Site Planning: The applicant should find ways to create more "buildable" area at the rear of lot. Given the site plan, the swimming pool should be reoriented ninety degrees, the detached covered patio should be either removed or reduced in size and the attached garage at the front should be removed. The above modifications would accomplish the following: introducing a new detached garage at the rear of the lot and creating ample area at the rear to add floor area on the rear first and second floor. Further, the second floor could be set back further towards the west and introducing more building articulation. Ultimately, locating detached garage at the rear would be consistent with the neighborhood pattern.*

*Mass and Scale: As proposed, the projects mass and scale is not complementary to the site or neighborhood. Staff recommends modifying the floor plan as described above and introducing a detached garage at the rear of the lot, reduce the mass and scale of the house especially at the street front and sides of the property. An effort needs to be made to respect the adjoining properties and general character of this low scale neighborhood.*

*Building Design and Detailing: The proposed design needs improvement. There are several ways to execute an appropriate design. This can potentially be achieved through thoughtful use of combinations of materials, where appropriate, breaks in the roof and wall plane. Applying these techniques would minimize the massing and enhance the overall design and character of the house, while still preserving the overall neighborhood character.*

**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.**

DRB Staff Member

Milca Toledo, Planner