



DESIGN REVIEW BOARD

RECORD OF DECISION

Meeting Date: March 28, 2013

DRB Case No. 2-PDR 1301372-A

Address: 2301 Sylvan Lane

Applicant: Patrick Zohrabians

Design Review

Board Member	Motion	Second	Yes	No	Absent	Abstain
Keuroghelian					x	
Geragos		x	x			
Malekian	x		x			
Zarifian			x			
Sakai					x	
Totals			3	0	2	
DRB Decision	Approve with conditions and a consideration					

Conditions:

1. The new window facing Opechee Way (side street elevation) shall be enlarged to be proportional to the size of the wall. Consider also incorporating exterior shutters to help balance the overall design.
2. All window and door openings shall be installed recessed from the face of the wall with trim and sill detail to match existing windows.
3. All windows shall be wood to maintain the house's architecture and match the existing windows. Fiberglass window would be an appropriate alternative window material.

Consideration:

1. Consider incorporating a window (or windows) to break up the solid wall of the west elevation so that its appearance is more consistent with the other elevations.

Site Planning: *The proposed addition will be located to the west side of the garage and will project closer to the side street than the existing house. This location is appropriate since it will capture an area tucked to the side of the property that is generally under-utilized. An addition in the proposed location will preserve the existing character of the side yards. The overall footprint of the building follows the shape of the lot.*

Mass and Scale: *The existing residence is a one-story building and the proposed addition will maintain the one-story volume. Although the house will be closer to the side street, the new mass has been appropriately addressed by incorporating similar proportion, roof design, and modulation as the existing house. All of these techniques help the project achieve a sensible mass and retain the rhythm and character of the existing neighborhood.*

Building Design and Details: *The proposed materials and finishes are high quality and appropriate in expressing the Minimal Traditional style. The mix of materials, colors, and textures supports the style and maintain consistency with other homes in the neighborhood.*

***Contact the case planner for an appointment for a DRB stamp. DRB Plans will no longer be stamped over the counter without an appointment.**

The Design Review Board approves the design of projects 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 7-day appeal period of the Design Review Board decision, plans may be submitted for Building Department plan check. Prior to Building Department plan check submittal, Design Review Board approved plans must be stamped approved by Design Review Board staff.

Any changes to the approved plans may constitute returning to the Design Review Board for approval. Prior to Building plan check submittal, all changes in substantial conformance with approved plans by the Design Review Board must be on file with the Planning Department.

Please make an appointment with the case planner for DRB stamp/sign-off prior to submitting for Building plan check.

DRB Staff Member: Rathar Duong