



DESIGN REVIEW BOARD

RECORD OF DECISION

Meeting Date: March 14, 2013

DRB Case No. 1-PDR 1232431-A

Address: 3232 Alabama Street

Applicant: Yolanda McCausland

Design Review

Board Member	Motion	Second	Yes	No	Absent	Abstain
Herman	x		x			
Ellis			x			
Palmer		x	x			
Insua			x			
Simonian					x	
Totals			4		1	
DRB Decision	Approved with conditions and a consideration					

Conditions:

1. The street-facing sliding bathroom window shall be changed to an awning, hopper, or casement window.
2. While not proposed, windows with an internal grid pattern shall not be used.
3. Specify window model that features all operation types depicted on the drawings.

Considerations:

4. Match height of ridgeline at the addition to that of the primary ridge of the existing house.

Site Planning: The proposed addition will be located on the east side of the existing residence where there is a wide side setback. The location of the addition is sensible and logical and will preserve the openness of the rear yard.

Mass and Scale: The proposed project is a one-story addition to an existing one-story house. The addition will be set back five feet from the front façade and will incorporate a side-facing gable. These features, along with the fenestration pattern, appear to be appropriate in achieving a sensible mass and scale.

Building Design and Details: The proposed addition will maintain the existing Minimal Traditional Style of the residence through the use of the same materials, finishes, and detailing such as stucco, composition roof, decorative vents, and the retention of wood sills and trim around all windows. The mix of materials and fenestration pattern add to the textural interest and will help maintain the visual and design consistency of this neighborhood.

For DRB approvals:

*Contact the case planner for an appointment for a DRB stamp. DRB Plans will not 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 15-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.

For Return for Redesign records of decision:

All resubmittals require a new 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:

Rathar Duong