

DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date October 13, 2016

DRB Case No. PDR1617123

Address 3122 Kirkham Drive

Applicant Alen Gharibian

PROPOSAL: The applicant is proposing a façade change, remodel of the second floor, and the addition of 305 square feet to the first floor and 978 square feet to the second floor of an existing 3,117 square-foot, two-story house built in 1969. An attached 2-car garage is proposed to be enlarged to a 3-car garage on a 9,960 square foot lot, zoned R1R (Restricted Residential) Zone, Floor Area Ratio District III.

DESIGN REVIEW

Board Member	Motion	Second	Yes	No	Absent	Abstain
Benlian	X		X			
Charchian		X	X			
Malekian					X	
Mardian					X	
Simonian			X			

Totals	3	0	
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DRB Decision	Approve with Conditions
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Conditions:

1. Redesign the front entry to be less monumental.
2. Reduce the mass and height of the master bedroom suite addition over the garage by lowering the eave line, plate height, window sill and head heights to match the existing second floor front and S/E elevations. Possibly use a cathedral ceiling to achieve added ceiling height.
3. Reduce the height of the roof over the garage by lowering the eave line to align with the height of the second floor overhang soffit. Revise the N/W elevation to show a shed roof design detailed to match the existing roof details; and
4. Replace the arched garage door with a rectangular garage door to call less attention to the garage, avoid the use of too many arches, and to have the appropriate wall area over the door given a lower eave height.
5. Revise drawings to indicate decorative trim, moulding, rafter tails etc. to be made of concrete or plaster material (not foam).

Consideration

1. Reduce the width of the proposed walkway and/or use permeable pavers to soften the appearance and minimize the overall impervious hardscape.

DRB Staff Member Kathy Duarte