

DESIGN REVIEW BOARD RECORD OF DECISION

(Vote corrected June 8, 2018)

Meeting Date April 12, 2018 **DRB Case No.** PDR1709694

Address 910 Laird Drive

Applicant Elizabeth Herron

Project Summary: The applicant is proposing to construct a new three-story, 3,496 square-foot single family residence and an attached 2-car garage on a vacant 81,296 square foot hillside lot zoned R1R, Floor Area Ratio District II. The lot features an average current slope of 54 percent and the project involves a total of 1,377 cubic yards of grading (including previous unpermitted grading). The house is designed in a Spanish architectural style.

Design Review:

Board Member	Motion	Second	Yes	No	Absent	Abstain
Arzoumanian		X	X			
Benlian				X		
Charchian	X		X			
Malekian					X	
Simonian					X (recused)	
Totals			2	1		
DRB Decision		Returned for Redesign				

Conditions:

1. Revise landscape plan to include a number of sizable oak trees and other native vegetation at the graded but unpaved portion of the driveway to help restore this illegally graded area and prevent its future vehicular use.
2. Reduce the square footage or mass of the house to be more in keeping with other properties in the area.
3. Revise the site plan to accomplish the goals of Conditions 1 and 2, including the possible repositioning of the house and/or garage.
4. If still required after implementing Conditions 2 and 3, clarify or correct the drawings of the roofs at the first and second levels above the porch to the right side of the entry and revise the design to improve the appearance of this area.

Staff Member Kathy Duarte

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. Contact the case planner for an appointment to resubmit the application.