

Minutes
Baltimore County Design Review Panel
April 11, 2007

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Minutes
Baltimore County **Design Review Panel**
April 11, 2007

Call to order

Acting Chair, Donald Kann, called the regularly scheduled meeting of the Baltimore County Design Review Panel to order at 6:05 p.m. The following panel members were:

Present

Mr. Donald Kann
Mr. Christopher Parts
Mr. Francis Anderson (Resident Member – RRLRAIA)

Not Present

Mr. Geoffrey Glazer
Ms. Magda Westerhout
Mr. Scott Rykiel
Ms. Betsy Boykin
Mr. Derrick Burnett
Mr. Dean Hoover
Mr. Thomas Repsher

County staff present included:

Pat Keller, Lynn Lanham, Jenifer German, John Alexander

Review of today's agenda

There were no changes to the published agenda, which is filed as Appendix A.

Minutes of the March 14, 2007 meeting

Mr. Parts moved the acceptance of the draft minutes and the motion was seconded by Mr. Anderson and passed by acclamation.

The approved minutes are filed as Appendix B.

ITEM 1

PROJECT NAME: 8214B Bellona Avenue (Fourth Review)

DRP PROJECT #: 478

PROJECT TYPE: Residential – Ruxton/Riderwood/Lake Roland

PROJECT DESCRIPTION:

Stuart Kaplow, representing the property owners Demos and Nancy Anastasiades, and Stuart Macklin, architect for the project, presented the revised project to the panel. The applicant is proposing a 2-story single-family detached dwelling with an attached two-car garage. The exterior of the home will consist of an asphalt roof and an almond color vinyl siding along with bay windows and shutters on all four sides. The proposed home will share a driveway with the existing home at 8214 Bellona Avenue. The home sits back from the road and will not be visible from any public road. A building permit was actually issued for this property in February of 2004, when no Design Review Panel guidelines were in place for the property. Since no action was taken after issuance of the permit, the applicant had to re-apply for a permit resulting in having to go through the DRP Process. The applicant is now presenting his plans to the panel for the fourth time.

At the previous meeting, which was held on March 14, 2007, the panel asked the applicant to resubmit the project with conditions. The conditions are listed in the minutes from the previous meeting, which are filed as Appendix B.

Revisions that were made to the project in regards to the panel's previous comments included removal of dormers, addition of corner trim wall on outside corners, alignment of windows to provide a better relationship that is symmetrical and leaves minimal blank space on the walls. In regards to the shed issue, the applicant stated that the shed will be removed. The existing sewer connection for the neighbor and the proposed sewer connection and sewer easement are now shown on the site plan. Both the landscape and site plans presented to the panel were coordinated.

The applicant provided building material samples of the siding (sandstone beaded vinyl with a 6 1/2 " repeat, green shutters, Timberline asphalt architectural shingles, and Trek decking) and cut-sheets for the keystone trim and lintels.

SPEAKERS COMMENTS:

Michael Hupp, resident of 8214 Bellona Avenue, stated that he would like the shed to stay, but would like to have a written agreement regarding the issue. Mr. Hupp also stated that he is concerned with the site plan and its changes, specifically the drainage issues.

Alex Paredes, of 1211 Robinhood Circle, stated that he is concerned with the overall massing of the home and the proposed materials.

DESIGN REVIEW PANEL COMMENTS:

Mr. Parts had no further questions for the applicant.

Mr. Anderson questioned the shed issue. Mr. Kaplow stated that the applicant is willing to work out an agreement with Mr. Hupp, but Mr. Hupp wants it removed. Mr. Anderson also discussed the swale issue.

DISPOSITION:

A motion was made by Mr. Parts to approve the project subject to the following conditions:

1. Redesign the swale to direct water onto the subject property.
2. Submit a revised site plan to the Office of Planning for an administrative review and final approval.

Mr. Kann seconded the motion and it was passed by acclamation.

The meeting was adjourned at approximately 7:15 p.m.

Code Statement: Section 32 – 4 – 203 (i) (2) of the Baltimore County Code states, *The Panel's recommendation is binding on the Hearing Officer, and on the agencies under subsection (l), (Directors of the Office of Planning, the Department of Permits and Development Management and the Department of Environmental Protection and Resource Management), unless the Hearing Officer or agencies find that the Panel's actions constitute an abuse of its discretion or are unsupported by the documentation and evidence presented.*

Approved as of July 11, 2007