

*Minutes*  
Baltimore County **Design Review Panel**  
November 12, 2008

*Contents*

**Call to order, and announcements**

**Review of today's agenda**

**Minutes of the September 10, 2008**

**Items for discussion and vote by the Design Review Panel**

1. 333 Hillen Road – Residential, East Towson

**Adjournment of the Board Meeting**

**Baltimore County Design Review Panel**  
*Appendices*

**Appendix A**

Agenda

**Appendix B**

Minutes of the September 10, 2008 Meeting

*Minutes*  
Baltimore County **Design Review Panel**  
November 12, 2008

**Call to order**

Chairman, William Monk, called the regularly scheduled meeting of the Baltimore County **Design Review Panel** to order at 6:07 p.m. The following panel members were:

**Present**

Mr. William Monk  
Ms. Magda Westerhout  
Mr. Christopher Parts  
Mr. Michael Miller – East Towson – Resident Member

**Not Present**

Ms. Betsy Boykin  
Mr. Derrick Burnett  
Mr. John Dimenna  
Mr. Scott Rykiel  
Mr. Donald Kann  
Mr. Thomas Repsher

County staff present included:  
Lynn Lanham, Jenifer Nugent, Krystle Patchak

**Minutes of the September 10, 2008 meeting**

Mr. Parts moved the acceptance of the draft minutes and the motion was seconded by Mr. Monk and passed by acclamation at 6:09 p.m.

The approved minutes are filed as Appendix B.

## **ITEM 1**

**PROJECT NAME:** 333 Hillen Road

**DRP PROJECT #:** 502

**PROJECT TYPE:** Residential, East Towson

### **PROJECT DESCRIPTION:**

Ryan Yaffe, owner and developer of the property, presented the project to the panel. The proposed project calls for demolishing the existing structure on the property and erecting a new residence. The existing structure is vacant and deteriorating and the property is overgrown. The proposed structure will be two stories with a full covered front porch. The structure will also include a 2-car side load garage. The materials and colors will be of gray vinyl siding, a maroon front door, and white trim. The roof material is proposed to be asphalt shingles. The porch will be concrete with wood columns and vinyl railings.

A community meeting was held in October and at that time input was given from the citizens. The plans were revised to add a gable to the roof as well as a full front porch.

Variances were requested for both the rear and side yard setbacks. The hearing took place and the Zoning Commissioners comments have been postponed until DRP review is complete.

### **DESIGN REVIEW PANEL COMMENTS:**

Mr. Parts questioned the grade on the site plan and its effect on the elevations. He suggested revising the drawings. Mr. Parts commented on the front setbacks and footprint of the home being consistent with the surrounding homes. He suggested that the railing height be revised and also suggested removing the railing on the rear porch and putting in steps to grade. Mr. Parts also suggested adding first floor windows to the east elevation as well as the west elevation and aligning them. He also commented on the gabled roof and suggested adding vents to the east and west sides of the gables as well as changing the roof shingle color to gray instead of black.

Ms. Westerhout agreed with Mr. Parts comments and liked the idea of the garage doors not facing the street.

Mr. Miller, resident member for East Towson, questioned the use of a rear door on the home. Mr. Yaffe stated that there was one proposed it was just hard to see at the angle of the elevations. Overall Mr. Miller felt that the home blended in well with the existing neighborhood.

Mr. Monk commented on the use of foundation plantings on the site.

### **SPEAKERS COMMENTS:**

Mr. Michael Gerding, representing the Towson Manor Village Community Association, was in support of the home and its design. He stated that the association was happy to see the property developed. His only suggestion was to possibly have the porch constructed with brick veneer instead of the proposed concrete. Mr. Parts reminded Mr. Gerding that the foundation plantings would hide the porch foundation.

**DISPOSITION:**

A motion was made by Mr. Miller to approve the project with the following conditions:

1. Revise porch railing height
2. Construct steps to grade off of rear porch, if needed
3. Add first floor windows to the east elevation
4. Add windows to the west elevation and line up with the garage doors
5. Show grading & steps, etc. on front elevation

The motion was seconded by Mr. Parts and approved by acclamation at 6:35p.m.

All revised plans, based on the above conditions, are to be submitted to the Office of Planning for final approval.

The meeting was adjourned at 6:37 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 December 10, 2008