

*Minutes*  
Baltimore County Design Review Panel  
December 10, 2008

*Contents*

**Call to order, and announcements**

**Review of today's agenda**

**Minutes of the November 12, 2008**

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

1. 7303 Brightside Road – Residential, Ruxton/Riderwood/Lake Roland
  
2. 7805 Ruxwood Road – Residential, Ruxton/Riderwood/Lake Roland

**Adjournment of the Board Meeting**

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

**Appendix A**                      Agenda

**Appendix B**                      Minutes of the November 12, 2008 Meeting

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Baltimore County Design Review Panel  
December 10, 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  
Mr. John DiMenna  
Mr. Donald Kann  
Mr. Thomas Repsher  
Mr. Francis Anderson – Resident Member, RRLR

**Not Present**

Ms. Betsy Boykin  
Mr. Derrick Burnett  
Ms. Magda Westerhout  
Mr. Scott Rykiel  
Mr. Christopher Parts

County staff present included:

Lynn Lanham, Jenifer Nugent, Krystle Patchak

**Minutes of the November 12, 2008 meeting**

Mr. Monk moved the acceptance of the draft minutes and the motion was seconded by Mr. Repsher and passed by acclamation at 6:03 p.m.

The approved minutes are filed as Appendix B.

## **ITEM 1**

**PROJECT NAME:** 7303 Brightside Road

**DRP PROJECT #:** 503

**PROJECT TYPE:** Residential, Ruxton/Riderwood/Lake Roland

### **PROJECT DESCRIPTION:**

On behalf of the applicant, Dan Bursi of Peter W. Ratcliffe Architects presented the project to the panel. The proposal calls for the construction of a new residence located on the southwest corner of the intersection of Bellona Avenue and Brightside Road in the Ruxton/Riderwood/Lake Roland community. The design of the home represents a distinct modified shingle style along with traditional stone elements. Hardi shingle and stone are the primary materials along with green/black shutters. The front of the house is oriented to Brightside Road with the north wing angled toward Bellona. A pool will be located behind the house and will be screened by landscaping. A detached garage is also proposed to the northwest of the house.

The house will be accessed via Brightside Road by means of a circular driveway with limited parking to the south and a drive to the garages on the north.

Minimal grading is proposed on the site, with the exception of the rear yard around the patio area and at the front driveway.

The applicant met with the community to go over the proposal and the only outstanding issue was runoff created from the high point of the site. The applicant has agreed to add a berm to help ease those concerns of the neighbors.

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

Mr. Kann questioned the setbacks on both the pool and detached garage. The applicant assured him that both are within the required setbacks for accessory structures. Mr. Kann also asked for clarification on the proposed materials. Mr. Bursi stated that the primary materials will be hardi shingle and stone along with dark green/black pvc or true cedar shutters. Mr. Kann encouraged the applicant to thoroughly look at materials and placement of shutters on the windows to ensure a good product.

Mr. Repsher questioned the grading issues. He also asked the applicant to clarify the exact location of the berm and the proposed plantings.

Mr. Anderson, resident member for the Ruxton/Riderwood/Lake Roland community, questioned if the home is a spec project or if it will be actually occupied by a homeowner. The applicant stated that the homeowners were in attendance and plan to occupy the home once it is completed.

### **SPEAKERS COMMENTS:**

Mr. Timothy Hart, a neighbor to the project, was concerned with the driveway onto Brightside Road and turning radius issues. Mr. Monk suggested talking to the applicant and contractor to ensure that the driveway meets standards.

Mr. Steve Bisbee, owner of the property, stated that he will work out the driveway issues with Mr. Hart.

**DISPOSITION:**

A motion was made by Mr. Monk to approve the project as presented to the panel. The motion was seconded by Mr. Kann and approved by acclamation at 6:25 p.m.

## **ITEM 2**

**PROJECT NAME:** 7805 Ruxwood Road

**DRP PROJECT #:** 501

**PROJECT TYPE:** Residential, Ruxton/Riderwood/Lake Roland

### **PROJECT DESCRIPTION:**

Paul Thompson, Vice President of Architectural Design Works, presented the project to the panel. The proposal calls for a new residence being constructed on lot 2 of Ruxwood Road, known as 7805 Ruxwood Road. The home will be modeled after traditional colonial/carriage house styles and will encompass approximately 4,500 square feet of living space. Exterior materials will include brick, field stone, and stucco with copper accenting and black shutters. The home will also encompass a 3-car garage which will be accessed via an enclosed breezeway.

The applicant proposes to buffer the edges of the property to properly screen the home from its neighbors.

The applicants met with the community to discuss the proposal on September 8, 2008 and came away with two main concerns which included parking along Ruxwood Road both during and after construction. The applicant assured the residents that all parking will take place on their private driveway.

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

Mr. DiMenna questioned the use of the double gables on the rear elevation. Mr. Thompson stated that one gable is beyond in this view. Mr. Thompson stated that the open air area will feature a fireplace and other outdoor amenities.

Mr. Repsher questioned the location, orientation and size of the building footprint as well as the driveway on both the landscape and site plans. The applicant stated that the site plan is most accurate to date.

Mr. Kann also commented on the difference in the plans. He also questioned the slope along the front elevation in relation to the grading plan, which did not match up. Mr. Kann also stressed the importance of details and he specifically mentioned the brick coursing over the arch of the front door.

Mr. Monk questioned the availability of water and sewer at the site. The applicant stated that water and sewer will be extended to the site.

Mr. Anderson, resident member for the Ruxton/Riderwood/Lake Roland community, questioned the clarity of the landscape plan and he asked to have the number of mature trees to be removed and saved clarified at a later date. Mr. Repsher suggested tweaking the grading plan to save some trees. Mr. Kann also agreed that some grading shown may not actually be necessary.

### **SPEAKERS COMMENTS:**

Ms. Anne Merwan, of 7830 Ellenham Road, questioned the location of the sewer line and her possible connection to it. Mr. Repsher stated that the Department of Public Works would be able to answer sewer line questions.

Mr. Steve Levenson, of 7801 Ruxwood Road, commented on how the applicant was very willing to work with the neighbors and address issues and concerns. Mr. Levenson questioned proposed buffers closest to his property. The applicant stated that appropriate buffers are proposed to aid in screening. Mr. Repsher suggested looking at evergreens to use as an appropriate screen. Mr. Levenson was also concerned with runoff issues and lighting. Mr. Monk stated that any additional runoff from the site must be controlled on site. The applicant stated that all lighting will be recessed or screened by landscaping and that all sight runoff will be directed to a bio-retention facility within the property.

Ms. Chris McBride, of 7816 Ruxwood Road, was also concerned with runoff and the sewer line extension. Her specific concerns were with how the sewer line extension would affect her property. Mr. Repsher directed her to the Department of Public Works to address the possible right of way and related sewer line issues.

**DISPOSITION:**

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

1. Revise grading plans
2. Revise landscape plans – address existing and proposed landscaping
3. Consider using evergreens as a buffer element
4. Coordinate landscape and site plans

All plans are to be revised and submitted to the Office of Planning for final approval.

The motion was seconded by Mr. Kann and approved by acclamation at 7:00 p.m.

The meeting was adjourned at 7:10 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 January 14, 2009