

Minutes
Baltimore County **Design Review Panel**
June 10, 2009

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Call to order, and announcements

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Minutes of the May 13, 2009 Meeting

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Call to order

Chair, William Monk, called the regularly scheduled meeting of the Baltimore County **Design Review Panel** to order at 6:03 p.m. The following panel members were:

Present

Mr. William Monk
Mr. John DiMenna
Mr. Thomas Repsher
Mr. Francis Anderson (Resident Member – RRLR)

Not Present

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

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

Minutes of the May 13, 2009 meeting

Mr. Monk moved the acceptance of the draft minutes with corrections as noted and the motion was seconded by Mr. Repsher and passed by acclamation at 6:05 p.m.

The approved minutes are filed as Appendix B.

ITEM 1

PROJECT NAME: 1400 LaBelle Avenue

DRP PROJECT #: 508

PROJECT TYPE: Residential, Ruxton/Riderwood/Lake Roland

PROJECT DESCRIPTION:

Kevin Benhoff, on behalf of Benhoff Builders, presented the project to the panel. The project calls for a single family home with 3,000 sq. ft. of living space, located on the lot known as 1400 Labelle Avenue, which is .308 acres. The home has been engineered to fit comfortably within the building envelope requiring no special zoning exceptions or variances.

The style of the home is English country with a combination of masonry stonework and hardi plank siding. The windows will be framed with brick accents and KOMA trim will be used throughout. The roof will be completed with a 50 year shingle. The rear elevation will be primarily siding and the right side of the home will be comprised of a 2-car garage complete with a door in the carriage house style.

Landscaping will be provided in the form of flower beds along the foundation and screening will be provided along the rear at 1401 Berwick Avenue. The grading on the site will be close to the existing, with the excavated dirt for the basement being hauled away from the site.

The applicant met with the Ruxton Riderwood Community prior to attending the Design Review Panel meeting and the main concern was the driveway's location.

DESIGN REVIEW PANEL COMMENTS:

Mr. Repsher commented on the complete package that was presented to the panel. He questioned how the standing seam metal roofing on the porches would transition with the shingle roof. He also questioned the colors of the materials. The applicant stated that the materials will all be earthtones along with bronze metal for the standing seam roofing and flashing.

Mr. DiMenna also praised the applicant on his project.

Mr. Anderson, resident member for the Ruxton/Riderwood/Lake Roland area, suggested adding some landscaping on the left side of the property as well as screening around the AC unit.

Mr. Monk also commented on the proposal, specifically the tapered driveway.

DISPOSITION:

A motion was made by Mr. Anderson to have the project approved as submitted with the following conditions:

1. Provide additional landscaping on the west side of the property

Revised plans are to be submitted to the Office of Planning for final review and approval.

The motion was seconded by Mr. Repsher and approved by acclamation at 6:23 p.m.

The meeting was adjourned at 6:25 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 8, 2009