

Minutes
Baltimore County Design Review Panel
April 13, 2011

Contents

Call to order, and announcements

Review of today's Agenda

Minutes of the March 9, 2011 Meeting

Items for initial discussion

1. 1821 Ruxton Road – Residential, Ruxton/Riderwood/Lake Roland
2. 1417 Walnut Avenue – Residential, Ruxton/Riderwood/Lake Roland

Adjournment of the Panel Meeting

Appendices

Appendix A

Agenda

Appendix B

Minutes – March 9, 2011 Meeting, as approved

Minutes
Baltimore County **Design Review Panel**
April 13, 2011

Call to order

Chair, William Monk, called the regularly scheduled meeting of the Baltimore County **Design Review Panel** to order at 6:00 p.m. The following panel members were:

Present

Mr. John DiMenna
Mr. Scott Rykiel
Mr. Francis Anderson (Resident Member – RRLR)
Mr. William Monk

Not Present

Ms. Betsy Boykin
Mr. Christopher Parts
Mr. Donald Kann
Mr. Thomas Repsher
Mr. Derrick Burnett
Ms. Magda Westerhout

County staff present included:

Jeff Mayhew, Diana Itter, Jenifer Nugent, Krystle Patchak

Minutes of the March 9, 2011 meeting

Mr. DiMenna moved the acceptance of the March 9, 2011 draft minutes as written. The motion was seconded by Mr. Rykiel and passed by acclamation at 6:01 p.m.

The approved minutes are filed as Appendix B.

ITEM 1**PROJECT NAME:** 1821 Ruxton Road**DRP PROJECT #:** 523**PROJECT TYPE:** Residential, Ruxton/Riderwood/Lake Roland**PROJECT DESCRIPTION:**

Architect, Patrick Jarosinski presented the project to the panel. The owner of the property, Susie Brinkley, was also in attendance. The project calls for the construction of a new residence located on Ruxton Road. The lot is part of a minor subdivision, known as the Wallace Lanahan property, which was approved by the Planning Office on March 23, 2011. The project calls for the construction of a two-story 4,800 SF house with an attached garage. The house is designed in the shingle style, in a manner that is in keeping with the surrounding neighborhood. There will be a small entrance courtyard with low walls, a bluestone walk and landscaping at the front of the house. A walled courtyard is proposed at the rear of the house that will house a small pool and pool house, in keeping with the style of the main house. The house is sited on the property in a way that takes the neighbors into consideration, reducing the height of the structure in the rear. This was accomplished by a series of retaining walls built out of natural materials (stone and timber wall).

Landscaping is proposed on the site to provide a barrier between the new house and the neighbors, with screening evergreens on the perimeter of the property. All landscaping will be indigenous to the existing site, which includes many specimen trees (birch, larch, copper maple, and pines). Materials for the house include a stone base, and Hardie-Plank painted shingles (blue/gray with white accents). Asphalt shingles are proposed for the main roof along with stainless steel standing seam on the lower roofs along with azak trim materials.

The applicant met with the neighbors prior to the DRP meeting and went over the drawing and made changes accordingly. At this time there were no outstanding issues.

SPEAKERS COMMENTS:

There were no members of the public signed in to speak on behalf of the project.

DESIGN REVIEW PANEL COMMENTS:

Mr. Anderson, resident member of the panel for the Ruxton/Riderwood/Lake Roland Association, stated that he spoke with Peggy Squitieri of the RRLRAIA and there were not negative comments on behalf of the community.

Mr. Rykiel questioned the location of the pool house in relation to the house. It was sitting at an angle different from the house. The applicant stated that they will finalize the location when construction begins.

Mr. Monk questioned the width of the front drive lane drop-off area. He suggested widening that area to allow for vehicles to turn around at that point.

DISPOSITION:

A motion was made by Mr. Rykiel to approve the project as submitted. The motion was seconded by Mr. DiMenna and approved by acclamation at 6:26 p.m.

ITEM 2

PROJECT NAME: 1417 Walnut Avenue

DRP PROJECT #: 524

PROJECT TYPE: Residential, Ruxton/Riderwood/Lake Roland

PROJECT DESCRIPTION:

Robert Gentry, of Envision Builders, LLC, presented the project to the panel. The proposal calls for a new home to be built on a vacant lot located on Walnut Avenue. The proposed site will combine three 50ft.-wide lots for a combined 24,000 SF. The home will be approximately 2,895 SF, with a full basement and 2-car side load garage.

Materials for the project include Hardie-Plank for the exterior siding and architectural grade asphalt shingles. A landscape plan has also been provided to the panel. The applicant intends to preserve most of the landscaping along the outside of the lot along with one large tree at the front of the lot.

The applicant had communications with the surrounding neighbors and no comments were made.

SPEAKER COMMENTS:

There were no members of the public signed in to speak on behalf of the project.

DESIGN REVIEW PANEL COMMENTS:

Mr. Rykiel suggested moving the house closer to the street to allow for more room in the rear yard. The applicant stated that they are working with engineers to see if this could be done, and are trying to make sure that the large tree at the front of the lot will not be affected.

Mr. Anderson commented on the left elevation of the house. He suggested aligning the double windows to give the elevation more symmetry. Mr. Anderson's main concern was the lack of foundation plantings around the house. He suggested revising the landscape plan to address this issue.

Mr. DiMenna commented on the rear elevation, particularly the location of the siding glass door and the 2 windows beside it. He suggested adding more detailing to the door to make it appear level to the windows and create a better overall appearance.

DISPOSITION:

A motion was made by Mr. Anderson to approve the plans with the following condition:

1. Revise landscape plan – provide foundation planting

The motion was seconded by Mr. Rykiel and approved by acclamation at 6:52 p.m. Revised plans are to be submitted to the Office of Planning for final review and approval.

The meeting was adjourned at 7:53 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 June 7, 2011