

Minutes

Baltimore County **Design Review Panel**
December 14, 2011

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Minutes

**Baltimore County Design Review Panel
December 14, 2011**

Call to order

Acting Chair, John DiMenna, 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. Christopher Parts
Mr. Bill Bafitis – Resident Member, Middle River

Not Present

Mr. Derrick Burnett
Mr. Scott Rykiel
Mr. Donald Kann
Mr. Thomas Repsher
Ms. Magda Westerhout
Mr. William Monk

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

Minutes of the September 14, 2011 meeting

Mr. Parts moved the acceptance of the September 14, 2011 draft minutes as written. The motion was seconded by Mr. Bafitis and passed by acclamation at 6:01 p.m.

The approved minutes are filed as Appendix B.

ITEM 1**PROJECT NAME:** Vincent Farm**DRP PROJECT #:** 495**PROJECT TYPE:** Residential, Middle River**PROJECT DESCRIPTION:**

Mark Tofil of Lennar presented the project to the panel. The applicant is proposing to develop 27 single-family detached dwellings on 14 acres of land zoned DR 3.5 in the White Marsh/Middle River area. In its current state, the site is primarily agricultural land with a stream that runs through the southern portion of the site. The site is directly adjacent to the south of the new Vincent Farm Elementary School.

Vincent Farm has gone through the Baltimore County Development process and the Development Plan was approved on January 29, 2010, with refinements approved in August of 2011. The project was presented to the Design Review Panel in 2008 and was granted approval on July 16, 2008. The following plans have been approved for Vincent Farm: Final Development Plan, SWM, Grading, SEC and Forest Buffer Protection/Final Forest Conservation Plans. The Road and Utility Plans have been submitted for 3rd review. The Final Landscape Plan and record plat have also been submitted for approval. This revision does not violate any condition of the Zoning Commissioners Decision and Order in Case XV-297 nor any provision found in the Settlement Agreement dates 12/18/2009 between the Developer and the Vincent Farm Bird River Neighborhood Association (VFBRNA) et al.

The previous DRP approval was based on architecture provided by Ryland Homes. At this time, Lennar is the contract purchaser of the property, therefore they are requesting review and approval of the Lennar architecture to be used at Vincent Farm. This is considered a non-material change to the Pattern Book, which would ordinarily constitute an Administrative Approval. The Department of Planning has determined that due to the modification in the architectural design and in the interest of public disclosure, additional review by the Design Review Panel is warranted. The DRP review will be limited to the architecture within the confines of the existing building envelope.

Lennar presented six different house types (2500 – 3300 SF), with up to three possible elevations for each house type, which include a mix of all vinyl siding, full brick fronts, and a brick watertable option. All garages will have windows and or dividers. Windows on high visibility sides will have window wraps.

Michael Bundy of Lennar presented the materials and specific lot restrictions. It is the intent of the developer to have a mix of house types and materials throughout the development so that all of the homes do not look alike. Six individual color schemes were pre-determined to ensure that this will be possible. Building materials for the development include a brown/black 25 year architectural roof shingle, wood grain Dutchlap vinyl siding, vinyl shutters, and Glen Gary brick. Exterior lighting will be provided at the garage or front door as well as rear doors. Specific home model types are proposed for the center island, due to lot size constraints.

A Staff Report was prepared for the project, and is filed as Appendix C. The report recommended overall approval of the form and image with deferred approval of the architectural design to the Panel.

DESIGN REVIEW PANEL COMMENTS:

Mr. Bafitis, resident member for the Middle River area, questioned the applicant on the number of full brick fronts expected in the development. It was stated that if the market agrees, the applicants would like to have approximately 10 to 12 full brick front homes in the development.

Mr. Parts questioned the applicant on the side treatments on highly visible sides. It was stated that all highly visible sides will have multiple windows and window wraps. Mr. Parts also asked for clarification on the materials used to grade on the all vinyl elevations. It was determined that a block foundation will be used and painted to match the siding.

Mr. DiMenna stressed the importance of the homes on the center island. These homes will be highly visible from many different angles. He suggested using further treatments on these lots, such as extending a brick watertable on all sides.

SPEAKERS COMMENTS:

Mr. Bob Romadka, a homeowner as well as a representative of the Windlass Run Improvement Association, stated that the project is not compatible with the existing neighborhood. The homes are too close together and there are too many proposed on such a small piece of land. He stated that the developer would have a better market if they decreased the amount of houses and spaced them out further. Mr. Romadka also commented on the narrow roads in and around the development.

Mr. Martin Jones, of Gambrill Road, also commented on the narrow road that leads into the development. He stated that it is already hard to get down the road, and will only be worse with the increased traffic.

Mr. Robert Funk, of Vincent Farm, commented on the traffic issues in the area. There have been many accidents on the roads in the area and the roads are too narrow to handle the traffic at hand. School busses and cars are unable to get by at the same time. Mr. Funk also stated that there are too many houses proposed for the small piece of land.

Mr. DiMenna stressed to the members of the public in attendance that the development plan for the project has already been reviewed and approved and the DRP is only reviewing the architecture at this time.

DISPOSITION:

A motion was made by Mr. Parts to approve the plans as designed with one condition:

1. Use brick watertable on sides of highly visible lots (where masonry is used on front)

The motion was seconded by Mr. Bafitis and approved by acclamation at 6:35 p.m. Revised plans are to be submitted to the Department of Planning for final review and approval. The meeting was adjourned at 6:36 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 Department of Planning, the Department of Permits, Approvals and Inspections and the Department of Environmental Protection and*

Sustainability), 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 2/8/2012