

*Minutes*

Baltimore County **Design Review Panel**  
April 11, 2012

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**Call to order, and announcements**

**Review of today's Agenda**

**Minutes of the March 14, 2012 Meeting**

**Items for Introduction:**

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2. 1801 Circle Road – Residential, Ruxton/Riderwood/Lake Roland

**Adjournment of the Panel Meeting**

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*Appendices*

**Appendix A**

Agenda

**Appendix B**

Minutes – March 14, 2012 Meeting, as approved

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Baltimore County **Design Review Panel**  
April 11, 2012

**Call to order**

Acting Chair, David Martin, 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. David Martin  
Ms. Shannon Comer Dodge  
Mr. Mitch Kellman  
Mr. Fran Anderson – Resident Member, RRLR

**Not Present**

Mr. John DiMenna  
Ms. Julie Kirsch  
Mr. William Monk  
Mr. Christopher Parts  
Mr. Thomas Repsher  
Ms. Magda Westerhout

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

**Minutes of the March 14, 2012 Meeting**

Mr. Martin moved the acceptance of the March 14, 2012 draft minutes as written. The motion was seconded by Mr. Kellman and passed by acclamation at 6:01 p.m.

The approved minutes are filed as Appendix B.

**ITEM 1****PROJECT NAME:** 25 Woodbrook Lane**DRP PROJECT #:** 531**PROJECT TYPE:** Residential, Ruxton/Riderwood/Lake Roland**PROJECT DESCRIPTION:**

Peter Ratcliffe, of Peter Ratcliffe Architects, presented the project to the Panel. Also in attendance were the owners of the property, Edward and Joyce Brown who own multiple parcels surrounding the proposed project. The applicants plan to build a 4000 SF house with an attached garage. The project was designed collaboratively with the owners and is in keeping with the mix of architectural types in the Ruxton neighborhood.

The proposed house exterior is comprised of stucco with timber accents and stone, with classical detailing. The style of the home is enhanced with a copper roofed bay window at the front and rear gables. A circular driveway is proposed off of Woodbrook Lane.

**PUBLIC COMMENTS:**

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

**DESIGN REVIEW PANEL COMMENTS:**

There were no additional comments by the panel.

**DISPOSITION:**

Mr. Anderson, resident member for the Ruxton/Riderwood/Lake Roland area moved that the project be approved as submitted.

The motion was seconded by Ms. Comer Dodge and approved by acclamation at 6:09 p.m.

**ITEM 2****PROJECT NAME:** 1801 Circle Road**DRP PROJECT #:** 532**PROJECT TYPE:** Residential, Ruxton/Riderwood/Lake Roland**PROJECT DESCRIPTION:**

Peter Ratcliffe, of Peter Ratcliffe Architects, presented the project to the Panel. Also in attendance were the owners of the property, Larry and Sandy Puglia. The project was designed collaboratively to create a home that will fit within the Ruxton Community. The location of this property is one of the highest points in Ruxton. This proposed home was designed to fit on the lot in a way that would preserve a large number of the mature trees. An existing circular driveway on the site, which served the previously demolished home, will be used.

The multi-gabled house design is in keeping with the traditional fabric of the neighborhood. The house exterior is a mixture of stone and shake siding with classical detailing. A copper porch, bay windows and breezeway roof finish off the classic style of the exterior. A shed roof extension is proposed in front of the garage to soften the impact of the forward facing doors. The house has a total living area square footage of 7800 SF, with a garage and breezeway, which add 1800 SF to the footprint. A future location for a pool at the rear of the property was shown on the site plans, but no plans have been presented at this time.

**PUBLIC COMMENTS:**

There was no one in attendance from the public to comment on the project.

**DESIGN REVIEW PANEL COMMENTS:**

Mr. Kellman questioned the applicants on the grading on the site. Mr. Ratcliffe stated that they are in the process of working with an engineer along with the County to work on the grading aspects of the site. Mr. Kellman also questioned the length of the breezeway. Mr. Ratcliffe stated that the breezeway is less than the 20' max length permitted through the zoning requirement.

Mr. Anderson, resident member for the Ruxton/Riderwood/Lake Roland area questioned if the applicants met with the adjacent neighbors. Mr. Puglia, owner of the property stated that they did meet with the direct neighbors as well as others and all of the comments were very supportive. The neighbors were pleased that they cleaned up the property. Mr. Anderson also questioned the applicant on the possibility of any variances being needed for the project. It was noted by the applicant that no variances will be required. Mr. Anderson also stressed to the applicants that they control the drainage issues on the site so that adjacent neighbors are not affected by the project.

Mr. Martin commented on the existing driveway and asked if it will be utilized. The applicants stated that they will use the existing drive and will add a small portion of paving to accommodate the garage. Mr. Martin also questioned the use of well and septic on the property. The applicants stated that the property is served by City water and septic. An existing well on the site has been filled, per the County's request.

**DISPOSITION:**

A motion was made by Ms. Comer Dodge to approve the project as submitted.

The motion was seconded by Mr. Anderson and approved by acclamation at 6:27 p.m.

The meeting was adjourned at 6:28 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 (1), (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 May 9, 2012