

*Minutes*  
Baltimore County Design Review Panel  
May 9, 2012

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**Call to order, and announcements**

**Review of today's Agenda**

**Minutes of the April 11, 2012 Meeting**

**Items for Introduction:**

1. 1217 Berwick Road (Addition) – Residential, Ruxton/Riderwood/Lake Roland
2. 1010 Malvern Avenue – Residential, Ruxton/Riderwood/Lake Roland

**Adjournment of the Panel Meeting**

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*Appendices*

**Appendix A**

Agenda

**Appendix B**

Minutes – April 11, 2012 Meeting, as approved

*Minutes*  
Baltimore County **Design Review Panel**  
May 9, 2012

**Call to order**

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:

<b>Present</b>	<b>Not Present</b>
Mr. John DiMenna	Mr. David Martin
Ms. Shannon Comer Dodge	Mr. William Monk
Mr. Mitch Kellman	Ms. Magda Westerhout
Ms. Julie Kirsch	Mr. Christopher Parts
Mr. Fran Anderson – Resident Member, RRLR	Mr. Thomas Repsher

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

**Minutes of the April 11, 2012 Meeting**

Ms. Dodge moved the acceptance of the April 11, 2012 draft minutes as written. The motion was seconded by Mr. Anderson and passed by acclamation at 6:01 p.m.

The approved minutes are filed as Appendix B.

**ITEM 1****PROJECT NAME:** 1217 Berwick Road (Addition)**DRP PROJECT #:** 533**PROJECT TYPE:** Residential, Ruxton/Riderwood/Lake Roland**PROJECT DESCRIPTION:**

David Owens, owner of the property, presented the project to the Panel. The property is a 1.4 acre lot, located at the SE intersection of Rider Hill and Berwick Roads. The existing house is a small 2-story traditional Ruxton style cottage built in 1939 with white clapboard siding, dark green shutters, a slate roof and a detached single car garage. A one-story screened porch and brick patio will be removed on the site of the existing structure to accommodate the addition.

The proposed addition is a 2-story framed structure in the same style as the original structure. All of the materials will be the modern day equivalents of the existing materials, in the same colors. The addition will add approximately 1,352 SF of living space to the existing house bringing the total to 3,444 SF. A new brick patio will be installed at the southern end of the addition.

No additional landscaping is planned for the site other than holly bushes and azaleas along the base of the North and East elevations.

**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 6:14 p.m.

## **ITEM 2**

**PROJECT NAME:** 1010 Malvern Avenue

**DRP PROJECT #:** 534

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

### **PROJECT DESCRIPTION:**

Bob Gentry, of Envision Builders, presented the project to the Panel. Also in attendance was Bill Hofherr of Envision Builders. The applicants are proposing to build a new dwelling on a vacant, 0.4 acre lot on Malvern Avenue. A dwelling was razed on the existing site several years ago. The proposed house is a spec house, which was also built at 1115 West Lake Avenue. The home will be approximately 3,800 SF. The exterior materials will include Hardie-Plank siding, along with a stone foundation and architectural grade shingles.

The applicants met with the Ruxton Riderwood community prior to the DRP meeting, and made some changes as a result of addressing comments received at the meeting. The changes include sharing a driveway to the right of the site, and creating an easement with the neighboring property. This will allow for less impervious surface being created. The front loaded garage that was originally proposed will now be changed to a side-load garage to accommodate use of the shared driveway. The applicant stated that a retaining wall will now be needed on the right side of the house and they will work with the neighbors regarding screening and landscaping.

Mr. Anderson, resident member for the Ruxton Riderwood Lake Roland area, referenced the letter that was sent to the Panel regarding the project. Concerns in the letter included the pitch of the front elevation peak, the stone around the porch, porch roof coloring, garage doors, stone elements around the garage, garage and site lighting, as well as the window style. The applicants stated that they did respond to the community association and tried to address their concerns as much as possible, including relocating the garage and using the shared driveway. They stated that the color choices will be that of the buyer. Regarding the comments about the porch roof pitch and the proposed windows, the applicant expressed his professional opinion that the proposed designs are appropriate for the proposed home.

### **PUBLIC COMMENTS:**

Bliss McCord, of the Ruxton Riderwood Lake Roland area Improvement Association, also referenced the letter sent to the Panel regarding the project and the opinions of the Community Association. She stated that the comments were a collaboration of the Board, and that they wanted to make some changes to this individual home to make it unique like the other homes in the neighborhood. It was stated that the driveway and garage relocation were the major concerns of the neighborhood.

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

Mr. Anderson stated that the windows are not a problem, and he appreciated the applicants moving the garage and using the shared driveway. He stated that he would like to see the pitch of the roof dropped.

Ms. Dodge stated that she agrees with the community association, with regard to removing the stone under the roof of the porch. Mr. Anderson as well as the applicants had no problem with doing this.

**DISPOSITION:**

Mr. Anderson made a motion to retain the submitted 8/12 pitched roof. The motion was seconded by Mr. Kellman and approved by acclamation. Mr. Anderson was opposed.

A motion was then made by Mr. Kellman to approve the project as amended and presented with the condition that the stone under the roof of the porch be removed. The motion was seconded by Ms. Kirsch and approved by acclamation at 6:53 p.m.

The meeting was adjourned at 6:54 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 6/13/2012