

*Minutes*  
Baltimore County Design Review Panel  
July 11, 2012

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*Appendices*

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*Minutes*  
Baltimore County **Design Review Panel**  
July 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  
Mr. Mitch Kellman  
Mr. Fran Anderson – Resident Member, RRLR

**Not Present**

Ms. Shannon Comer Dodge  
Mr. William Monk  
Mr. John DiMenna  
Ms. Julie Kirsch  
Ms. Melanie Moser  
Mr. Richard Jones

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

**Minutes of the June 13, 2012 Meeting**

Mr. Anderson moved the acceptance of the June 13, 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:** 1420 West Joppa Road**DRP PROJECT #:** 536**PROJECT TYPE:** Residential, Ruxton/Riderwood/Lake Roland**PROJECT DESCRIPTION:**

Richard Chavatel, of Chavatel Builders, presented the project to the Panel. Also in attendance was Chris Crampton, Real Estate agent associated with the sale of the subject property. The applicant plans to raise the existing house on the site and construct an approximately 3000 SF colonial style home. The existing garage on the site will remain and be re-faced with vinyl siding to match the new home. The existing driveway will also be preserved and may be altered at the corner to deal with safety and visibility concerns.

Materials for the project include Georgia Pacific beaded vinyl siding along with a forest green shutter. Thirty year architectural shingles will be used for the roof and the foundation will be concrete.

Landscaping is proposed along the front of the house. There are 3 large trees along the front of the property at Joppa Road, which are deteriorating and will be removed. The applicant is attempting to keep as many other existing trees as possible. The applicant noted that there is no public sewer on the site, therefore a septic tank will be located to the right of the home.

**PUBLIC COMMENTS:**

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

**DESIGN REVIEW PANEL COMMENTS:**

Mr. Kellman questioned the applicant on the front averaging issue, being that it is an infill lot. The applicant stated that they have met with the County Zoning Office received approval of the setbacks.

Mr. Martin questioned the reason for removing the trees at the front of the lot along West Joppa Road. It was noted that the trees are dead and overgrown. They also have some issues with BGE wires at that location.

Mr. Anderson, resident member for the Ruxton Riderwood Lake Roland Area, stressed the importance of meeting with the community and adjacent neighbors to discuss the project. He stated that due to the July 4<sup>th</sup> Holiday along with the recent storm, he understands the reason for not being able to have a meeting, but will still encourage it in the future. The applicant was able to meet with Peggy Squitieri, of the RRLRAIA prior to the meeting, and Mr. Anderson addressed some of the concerns that were discussed. One issue included using Hardi Plank instead of vinyl siding. The applicant stated that cost is the main issue, due to the fact that this lot has some constraints. Another concern included the left elevation. It was suggested that another window or two be added to give the side more detail. Mr. Anderson also discussed the front door treatments, and possibly adding some detail to make the front elevation more appealing. Other issues included adding foundation plantings to the right side of the home and replacing the top faux window on the front façade with a vent, similar to the lower gable vent. The applicant stated that he is willing to address the concerns of the RRLRAIA.

A copy of the email from Peggy Squitieri is filed as Appendix C.

**DISPOSITION:**

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

1. Revise left elevation – Add windows to the library and hallway/stairwell
2. Revise landscape plan – Add foundation planting to right side of home
3. Revise front elevation – Provide front door trim/detailing, remove attic window (Add louver to match lower gable)
4. Meet with neighbors via the RRLRAIA

All revised plans are to be submitted to the Department of Planning for review and approval. The motion was seconded by Mr. Kellman and approved by acclamation at 6:26 p.m.

The meeting was adjourned at 6:27 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 11/14/2012