

Minutes
Baltimore County Design Review Panel
June 12, 2013

Contents

Call to order, and announcements

Review of today's Agenda

Minutes of the May 8, 2013 Meeting

Item for Introduction:

1. 8204 Ruxton Crossing Court - Residential, Ruxton/Riderwood/Lake Roland

Adjournment of the Panel Meeting

Appendices

Appendix A	Agenda
Appendix B	Minutes – May 8, 2013 Meeting, as approved
Appendix C	8204 Ruxton Crossing Correspondence – Email RRLRAIA

Minutes
Baltimore County **Design Review Panel**
June 12, 2013

Call to order

Acting Chair, David Martin, called the regularly scheduled meeting of the Baltimore County **Design Review Panel** to order at 6:03 p.m. The following panel members were:

Present	Not Present
Mr. David Martin	Mr. John DiMenna
Mr. Ed Hord	Mr. William Monk
Mr. Fran Anderson – Resident Member, RRLR	Mr. Richard Jones
	Ms. Melanie Moser
	Ms. Shannon Comer Dodge
	Ms. Julie Kirsch
	Mr. Mitch Kellman

County staff present included:
Jenifer Nugent, Krystle Patchak, Andrea Van Arsdale

Minutes of the May 8, 2013 Meeting

Mr. Hord moved the acceptance of the May 8, 2013 draft minutes as written. The motion was seconded by Mr. Anderson and passed by acclamation at 6:04 p.m.

The approved minutes are filed as Appendix B.

ITEM 1**PROJECT NAME:** 8204 Ruxton Crossing Court**DRP PROJECT #:** 544**PROJECT TYPE:** Residential, Ruxton/Riderwood/Lake Roland**PROJECT DESCRIPTION:**

Dennis Motsco, of Timberlake Homes, presented the project to the panel. The lot, located at 8204 Ruxton Crossing Court, recently went through a lot line adjustment that was recorded on May 23, 2013. The project consists of one single family home being built in a colonial style, of approximately 4400 square feet.

The house will be constructed of vinyl siding with stone veneer accents on all sides and 30 year architectural grade shingles. The house will include a two car garage which will set back from the front of the home. The driveway proposed for the lot will be situated in a way that will minimize the impact on the existing trees on the lot. The applicant is proposing to remove approximately 8 to 10 trees on the site and is proposing foundation plantings around the proposed house.

The applicant met with the Ruxton Riderwood Area Improvement Association on May 22, 2013. It was noted that neighbors in the rear of the property had concerns about additional storm water runoff, which is already a problem.

PUBLIC COMMENTS:

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

DESIGN REVIEW PANEL COMMENTS:

Mr. Hord praised the applicant on the garage setback and how it accents the design of the front of the home. He also commented on the drainage issue and suggested that the applicant work with the County to find a suitable solution. It was noted by the applicant that the engineer for the project will be working with the County and that an area is proposed on the lot for storm water management. Mr. Hord also commented on the variety of window types on the side. He suggested that the applicant revisit the side elevations to ensure accurate placement.

Mr. Martin stated that the applicant will be required to address storm water management on the site. He also commented on the fact that the applicant will be saving all of the existing trees along the front of the lot.

Mr. Anderson, resident member of the panel for the Ruxton Riderwood area, was concerned with the overall height of the home. He specifically noted the fact that there are no windows or architectural details above the second level, therefore leaving a blank face on both sides. It was suggested that the applicant possibly add roof vents on the side or additional windows. Mr. Anderson also commented on the variety of window types and the scattered placement on the first and second levels of the homes, particularly on the side elevations. With regards to landscaping, it was also noted that the panel would like to see what trees are actually being removed on the site.

DISPOSITION:

Mr. Anderson made a motion to approve the plans with the following comments:

1. Revise side elevations – Window layout, provide additional detailing on third level
2. Revise landscape plan – Show existing and proposed landscaping
3. Coordinate with the Department of Environmental Protection and Sustainability (EPS) regarding SWM

All revised plans are to be submitted to the Department of Planning as well as the panel members in attendance for DRP approval.

The motion was seconded by Mr. Hord 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 as of 7/10/13