

Minutes
Baltimore County **Design Review Panel**
July 10, 2013

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Call to order

Acting Chair, David Martin, called the regularly scheduled meeting of the Baltimore County **Design Review Panel** to order at 6:01 p.m. The following panel members were:

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

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

Minutes of the June 12, 2013 Meeting

Mr. Anderson moved the acceptance of the June 12, 2013 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: 7804 Ruxwood Road

DRP PROJECT #: 545

PROJECT TYPE: Residential, Ruxton/Riderwood/Lake Roland

PROJECT DESCRIPTION:

Doug and Katherine Hoffberger, owners of 7804 Ruxwood Road, introduced the project team to the Panel which included Eric Lewis of Alexander Design Studio and Katherine Gay of K. Gay and Associates Landscape Architects.

The property is zoned DR 1 and an existing house on the lot has been razed. The proposed home on the site is approximately 2,800 SF and is positioned similar to the previous house on the lot. The existing driveway will remain in the same location. The home will be constructed with a mix of individual lap shingle siding, standing seam metal roof, and a stone base, all in a neutral palette.

A landscape master plan was prepared for the property which will aid in runoff issues as well as screening from adjacent homes. Most of the lot will remain natural and mostly native plantings are proposed.

A meeting was held with the neighbors and community association and drainage issues were a concern, which will be addressed, as well as the driveway which is shared with other lots. It was noted by a neighbor in attendance that at the community meeting it was discussed and agreed that speed bumps will be installed on the private drive.

PUBLIC COMMENTS:

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

DESIGN REVIEW PANEL COMMENTS:

Mr. Anderson, resident member for the Ruxton Riderwood Lake Roland Area, noted the location of the house on the lot and how it appears hidden from other dwellings. He questioned the applicant on the placement of the house as well as the mix of materials and architectural style. It was noted that the house was placed specifically to address the public and private space and to manipulate the views and massing.

Mr. Kellman questioned the applicants on the likelihood of any accessory structures proposed for the site. At this time nothing is proposed.

Mr. Martin commented on the unique approach to the architecture and the mix of materials, which he thought was a good choice.

DISPOSITION:

Mr. Kellman made a motion to approve the project as submitted. The motion was seconded by Mr. Anderson and approved by acclamation at 6:26 p.m.

ITEM 2**PROJECT NAME:** 1907 Ruxton Road**DRP PROJECT #:** 546**PROJECT TYPE:** Residential, Ruxton/Riderwood/Lake Roland**PROJECT DESCRIPTION:**

Delbert Adams, of Delbert Adams Construction Group LLC, presented the project to the Panel. The project calls for the construction of a new 4,800 SF home. The new structure will replace an existing home that is in poor condition. Removal of the existing home is approximately 75% complete. The property is zoned DR 1.

The new home will be constructed of Hardi Plank siding, asphalt shingles, and a natural stone base along with shutters. No major grading is planned for the site and the applicant will preserve as many trees on the site as possible. Foundation plantings are proposed around the house. The existing driveway entrance to the site will remain, however the portion to access the garage will be altered.

A meeting was held with the neighbors as well as the community association, in which runoff was the main concern. The applicant is working with a landscape architect to ensure screening and will work with an existing swale on a neighboring property to address runoff.

Two emails were read into the record regarding similar comments. The email correspondence is filed as Appendix C.

PUBLIC COMMENTS:

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

DESIGN REVIEW PANEL COMMENTS:

Mr. Anderson questioned the applicant on the size of the house being removed. It was noted that the size was approximately 4,200 SF, which is similar to what is being proposed. Mr. Anderson noted the email presented from Mr. Brinkley regarding the existing hedge which screens the property. The applicant agreed to keep the hedge during construction and then replace it when construction is complete. Mr. Anderson also stated to the applicant that if a purchaser for the home wants to make any changes to what is approved, it must be reviewed by the County.

Mr. Kellman questioned the applicant on the location of the house. It was noted that it was placed in that location to address the topography on the site.

Mr. Martin questioned the location of the swale. The swale is located on the neighbors property line and the applicant is prepared to work with a landscape architect to ensure that runoff will be addressed.

DISPOSITION:

Mr. Anderson made a motion to approve the project as submitted. The motion was seconded by Mr. Kellman and approved by acclamation at 6:44 p.m.

The meeting was adjourned at 6:45 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 September 11, 2013