

*Minutes*  
Baltimore County **Design Review Panel**  
September 11, 2013

*Contents*

**Call to order, and announcements**

**Review of today's Agenda**

**Minutes of the July 10, 2013 Meeting**

**Item for Introduction:**

1. 7303 Brightside Road - Residential, Ruxton/Riderwood/Lake Roland

**Adjournment of the Panel Meeting**

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*Appendices*

<b>Appendix A</b>	Agenda
<b>Appendix B</b>	Minutes – July 10, 2013 Meeting, as approved
<b>Appendix C</b>	7303 Brightside Road – Email Correspondence

*Minutes*  
Baltimore County **Design Review Panel**  
September 11, 2013

**Call to order**

Chair, John DiMenan, 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. Ed Hord	Mr. William Monk
Mr. John DiMenna	Mr. David Martin
Ms. Melanie Moser	Mr. Richard Jones
Mr. Joe Coale – Resident Member, RRLR	Ms. Shannon Comer Dodge
	Ms. Julie Kirsch
	Mr. Mitch Kellman

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

**Minutes of the July 10, 2013 Meeting**

Ms. Moser moved the acceptance of the July 10, 2013 draft minutes as written. The motion was seconded by Mr. Hord and passed by acclamation at 6:01 p.m.

The approved minutes are filed as Appendix B.

**ITEM 1****PROJECT NAME:** 7303 Brightside Road**DRP PROJECT #:** 503**PROJECT TYPE:** Residential, Ruxton/Riderwood/Lake Roland**PROJECT DESCRIPTION:**

Lynn Lanham of the Department of Planning provided all in attendance with a brief background of the project. The property was the subject of a subdivision in 2007, with this lot specifically being lot 4 of the subdivision. 7303 Brightside Road was reviewed by the Design Review Panel in 2008 and a home designed by Peter Radcliffe Architects was approved for the lot. That proposal included an approximately 6600 SF home with an attached and detached garage as well as a pool. Another house for the site was given Administrative Approval in February of 2013 and it was approximately 4800 SF.

At this time, Steve Brumfitt of Highland Homes, has a new design for a home on the site. The proposed home is approximately 6400 SF with an all masonry exterior, primarily brick with a stone façade and siding accent. The house is designed with a traditional look and was designed by architect, Greg Little.

**PUBLIC COMMENTS:**

Kathy Mountcastle, Board member and former President of the Ruxton Riderwood Lake Roland Area Improvement Association, stated that it was the intention of the community to preserve the beauty and character of the homes in the neighborhood. Her main concerns included the architectural detailing on the side elevations. The lot is highly visible from Bellona Avenue, therefore it deserves a high level of scrutiny.

Erik Ginsberg, of 7305 Brightside Road, stated that he has been discussing the project with the neighbors and there are a number of concerns. The home does not fit with the character of the neighborhood. The primarily brick elevations do not fit and the size of the house as a percentage of the lot is too large. There was another spec house built on the road, and selling the home was very difficult. The landscape plan is also not complete and neighbors are concerned with possible runoff issues.

Jack Harvey, of 2 Lindsay Lane, stated that he agrees with the previously stated concerns and stressed the fact that the home is too large for the lot and does not fit within the neighborhood.

Ed Dunn III, of 7306 Brightside Road, stated his concerns regarding the primarily brick design of the home.

Janet Dunn, of 7326 Brightside Road, was concerned with the large size of the house in relation to the lot size. She stressed her concerns regarding the ingress/egress of the lot on Bellona Avenue and Brightside Road during the building process. She was concerned with construction traffic issues on the neighborhood roads. Mr. DiMenna stated that the traffic issues are not addressed by the Design Review Panel.

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

Joe Coale, resident member for the RRLRAIA had many concerns with the proposed home. The massing and large brick elevations of the home do not fit within the community. Mr. Coale also stated that the windows seemed too small, specifically on the side elevations.

Mr. Hord stated that the house does not look or feel like a Ruxton house. He suggested that the applicant and the architect visit the neighborhood and rework the house to capture more of the character of the neighborhood. He also suggested breaking up the scale of the house, specifically the roof to bring it to scale with the neighborhood. Mr. Hord also stressed the need for an official landscape plan, complete with plant types and grading. It was stated that grading is very important on this site and it could be used to bring the house down to a more comfortable scale.

Ms. Moser agreed with Mr. Hord's comments. She stressed the need for screening from Bellona and Brightside.

Mr. DiMenna stated that the plans are not coordinated. The grade shown on the side elevation, facing Bellona, was lower than indicated on the site plan. He suggested that the applicant revisit the elevations and the site plan to assure that everything is coordinated. He stated that the main elevations need to be revisited as well as the dominant roofline.

### **DISPOSITION:**

Mr. Hord made a motion to deny the project and have the applicant revise and rework the project as a whole including the site and landscape plan, as well as work with the Ruxton Riderwood Area Improvement Association. The motion was seconded by Ms. Moser and approved by acclamation at 6:33 p.m.

The meeting was adjourned at 6:34 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 November 13, 2013