

Minutes
Baltimore County **Design Review Panel**
November 13, 2013

Contents

Call to order, and announcements

Review of today's Agenda

Minutes of the September 11, 2013 Meeting

Item for Introduction:

1. 7527 L'Hirondelle Club Road (Addition) - Residential, Ruxton/Riderwood/Lake Roland
2. Dollar General, 525 Eastern Boulevard – Commercial, Essex

Adjournment of the Panel Meeting

Appendices

Appendix A	Agenda
Appendix B	Minutes – September 11, 2013 Meeting, as approved
Appendix C	Staff Report - Dollar General

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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:

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

County staff present included:

Lynn Lanham, Jenifer Nugent, Krystle Patchak, Andrea Van Arsdale

Minutes of the September 11, 2013 Meeting

Mr. Hord moved the acceptance of the September 11, 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:** 7527 L'Hirondelle Club Road (Addition)**DRP PROJECT #:** 549**PROJECT TYPE:** Residential, Ruxton/Riderwood/Lake Roland**PROJECT DESCRIPTION:**

Cindy Quitasol presented the project to the Panel. The residents at 7527 L'Hirondelle Club Road intend to improve the existing house by constructing three additions to the front, rear, and side of the existing house. The additions will double the size of the existing house and allow more living space and make the home more accessible. Materials for the addition include Hardi Plank as well as shake siding accents and standing seam metal roof accenting. The existing landscaping on the site is intended to remain with the addition of an additional retaining wall proposed at the side of the home where one of the additions is proposed.

The property was the subject of an Administrative Variance (ZAC# 14-085) which requested side and rear yard setback relief. This request has been granted.

PUBLIC COMMENTS:

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

DESIGN REVIEW PANEL COMMENTS:

Fran Anderson, resident member for the RRLRAIA, stated that the immediate neighbors had no issues with the proposed project. The only concern was construction traffic, which is not a concern for the DRP. Mr. Anderson also questioned the new height of the home, which was stated to be 32'4" from the lowest point.

Mr. Hord had questions regarding the grading on the site and the possible need and location for retaining walls. He suggested that the applicant revisit the plans and make sure that all information is accurate and that all plans are coordinated, including the site and landscaping plans as well as the elevations.

Mr. Jones questioned the applicant on the location of the HVAC equipment. It was stated that the equipment will remain in the existing location at the rear of the existing home.

Mr. DiMenna also commented on the grading issues on the site and the importance of coordinating all of the plans.

DISPOSITION:

Mr. Hord made a motion to approve the project subject to the following conditions:

1. Revise all plans - show grading, location of retaining walls

All revised plans are to be submitted to the Department of Planning for final review and approval. The motion was seconded by Mr. Kellman and approved by acclamation at 6:23 p.m.

ITEM 2**PROJECT NAME:** Dollar General, 525 Eastern Boulevard**DRP PROJECT #:** 548**PROJECT TYPE:** Commercial - Essex**PROJECT DESCRIPTION:**

Dollar General is proposing to add on to an existing vacant building located on the south side of Eastern Boulevard. Kingsville Holdings LLC is the contract purchaser of the property. The property is improved with a one-story metal and concrete building of approximately 5,472 SF on the east side of the property. A parking lot, consisting of gravel and paving with no striping as well as a 10 ft alley is located to the rear of the property. There is a war memorial that is to remain in front of the existing building enclosed by a stone wall.

The applicant proposes to construct an addition of 3,538 SF to the west side of the existing building, which will result in a total of 9,010 SF. The building will have a new façade with an entrance at the northwest corner of the building, a loading area at the southwest corner of the building, and 34 parking spaces on the west side of the building. Repaving of the lot is proposed along with landscaping along the west side of the site.

David Karceski, of Venable LLP, addressed the Panel to discuss the variance request. This proposal is the subject of a variance request, ZAC 14-050, to allow 34 off street parking spaces in lieu of the 46. The hearing for the request was earlier in the day and the parking variance was approved, subject to any conditions made by the Design Review Panel.

Rick Richardson , engineer for the project, discussed the site layout. He described the need for the variance as well as the relocation of the entrance to the site and the landscaping proposed. John Chalk of JPC Architects addressed the building elevations. The existing building is constructed of metal siding which will be resurfaced with EIFS and banding as well as a brick base to match the addition.

Two signs are proposed on the building as well as a freestanding sign along Eastern Boulevard. Cutoff lighting is also proposed along the property lines. A dumpster will be provided and enclosed at the rear of the site.

A staff report was prepared by the Department of Planning and is filed as Appendix C.

PUBLIC COMMENTS:

A member of the Essex United Methodist Church addressed the Panel to state their concerns regarding the alley at the rear of the property. The alley has a large hole in it that constantly collects water and causes issues. This was also a concern of the staff as well as other adjacent property owners. The alley is not owned by the property owners at Dollar General and it was stated that the County will have to address the alley repairs with all adjoining property owners.

DESIGN REVIEW PANEL COMMENTS:

Mr. DiMenna stated that the applicant will have to address all storm water management issues with the county prior to permit.

Mr. Kellman also stated that a grading permit will be needed and drainage will need to be addressed with the Department of Environmental Protection and Sustainability.

DISPOSITION:

Mr. Hord made a motion to approve the project as submitted. The motion was seconded by Mr. Kellman and approved by acclamation at 6:51 p.m.

The meeting was adjourned at 6:52 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 4/9/14