

Minutes
Baltimore County Design Review Panel
July 9, 2014

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Minutes
Baltimore County **Design Review Panel**
July 9, 2014

Call to order

Chair, John DiMenna, 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. John DiMenna	Mr. Bill Monk
Mr. Richard Jones	Ms. Shannon Comer Dodge
Mr. David Martin	Mr. Ed Hord
Mr. Fran Anderson (RRLR)	Ms. Melanie Moser
	Ms. Julie Kirsch
	Mr. Mitch Kellman

County staff present included:
Lynn Lanham, Krystle Patchak

Minutes of the June 11, 2014 Meeting

Mr. Martin moved the acceptance of the June 11, 2014 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:** 619 York Road & 14 West Joppa Road, Enterprise**DRP PROJECT #:** 554**PROJECT TYPE:** Commercial, Towson**PROJECT DESCRIPTION:**

David Karceski, of Venable LLP, presented the project to the Panel along with Ken Colbert, and Sally Malena. The site consists of two parcels, 619 York Road and 14 West Joppa Road which consist of approximately 0.49 +/- acres of land with an existing building that has been vacant for the past 20 years. Enterprise intends to raze the existing building and close two of the four existing points of ingress and egress that serve the property. A new one-story commercial building, approximately 2,040 SF in size, is planned for a neighborhood car rental agency.

Materials for the project include a split face EIFS facia with a stone veneer base. Signage will be wall mounted on the building and a free standing blade sign is proposed for York Road. Landscaping is proposed around the perimeter of the site and lighting is proposed on the building with one light pole proposed for the parking lot.

PUBLIC COMMENTS:

Mary Novak, representing the owners of M'Jourdelle Bridal Salon, questioned the applicant on the purchasing details of the property. It was noted that Enterprise is the contract lessee of the property. Ms. Novak also had questions regarding the setbacks between the buildings as well as the landscaping proposed between them. Mr. Karceski stated that there are no required side yard setbacks on the site and that grass is proposed between the buildings.

DESIGN REVIEW PANEL COMMENTS:

Mr. Jones questioned Sally Malena, of Human & Rohde, Inc., on the landscaping specifics for the site. He suggested that a tree be added to the parking lot island, due to the large size of the island. Mr. Jones also suggested reducing the size of the drive aisle through the site. It was noted that the wide aisle is needed for the convenience of the Enterprise use.

Mr. Martin questioned the specifics of the parking lot area. It was noted that the applicants will be milling and resurfacing the lot and putting curbs in. Mr. Martin also suggested considering another type of parking lot light that will be lower to the ground.

Mr. DiMenna also suggested lowering the height of the parking lot light, if feasible.

DISPOSITION:

Mr. Martin made a motion to approve the project as submitted. The motion was seconded by Mr. Jones and approved by acclamation at 6:34 p.m.

ITEM 2**PROJECT NAME:** 1907 Ruxton Road**DRP PROJECT #:** 558**PROJECT TYPE:** Residential, Ruxton/Riderwood/Lake Roland**PROJECT DESCRIPTION:**

Peter Ratcliffe, of Ratcliffe Architects, presented the project to the Panel. The lot was subdivided in the winter of 2013 and the new owner has purchased both lots and plans to build a home that will straddle the lot line between the two lots, thereby making it one lot, which is more in keeping with nearby large lots found on that part of Ruxton Road.

The home will be constructed in a Georgian Colonial style, with the main house situated to the right of the lot with a garage on the left and a connector between the two. Materials for the project include asphalt shingles with white wash brick and hardi plank siding. There are many existing trees on the site, which are to be preserved along with shrubbery and a few planting beds and trees to help screen the yard.

PUBLIC COMMENTS:

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

DESIGN REVIEW PANEL COMMENTS:

Mr. Jones questioned the applicant on the landscaping specifics. It was noted that the plan is only schematic at this point but planting will be addressed.

Mr. Anderson questioned the applicant regarding the meeting with the neighbors and community association. Mr. Ratcliffe stated that they did meet with the immediate neighbors and no major concerns were discussed.

Mr. DiMenna commended the applicant on the scale of the home and how it fits well with the surrounding homes in the neighborhood.

DISPOSITION:

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

ITEM 3**PROJECT NAME:** 103 Woodbrook Lane (Lot 1)**DRP PROJECT #:** 557**PROJECT TYPE:** Residential, Ruxton/Riderwood/Lake Roland**PROJECT DESCRIPTION:**

Tom Moore, of Gaylord Brooks, gave a brief background on the Brown Property. The project has been in the development process for nearly 2 years and numerous community meetings have been held. A set of covenants as well as a pattern book have been submitted to the County and approved for the subdivision.

Peter Ratcliffe, of Ratcliffe Architects, presented the project for lot 1 of the Edward Brown property development plan to the Panel. The proposed residence will be constructed in a traditional southern colonial style with a modest scale. The house is situated to face Woodbrook Lane with the garage on the right, allowing access directly from the shared drive.

Materials for the project include architectural asphalt shingles, with hardi plank siding and stone chimneys. Landscaping will be addressed according to the covenants.

PUBLIC COMMENTS:

Paul Winicki, of 120 Woodbrook Lane, stated that his main concern with the whole Brown property subdivision is the water management. He stated that Woodbrook Lane has water flow issues already and he is concerned about what will happen after the new homes are built. It was noted that a meeting will be held next week regarding the storm water management for the whole subdivision.

Scott Helm, of 201 Woodbrook Lane, was also concerned with storm water management and the impacts on Lake Roland.

DESIGN REVIEW PANEL COMMENTS:

The Panel had no comments or questions for the applicant regarding the proposal.

DISPOSITION:

Mr. Anderson made a motion to approve the project as submitted. The motion was seconded by Mr. Martin and approved by acclamation at 7:04 p.m.

ITEM 4**PROJECT NAME:** 105 Woodbrook Lane (Lot 2)**DRP PROJECT #:** 555**PROJECT TYPE:** Residential, Ruxton/Riderwood/Lake Roland**PROJECT DESCRIPTION:**

Mel Benhoff along with Kevin Benhoff, of Benhoff Builders, presented the project for lot 2 of the Edward Brown property development plan to the Panel. The builder intends to build a 5,395 SF single family custom home on the property in a New England cape cod style. The architecture of the home, landscaping and natural screening will allow this home to be complimentary to the neighboring architecture. The house is scaled properly for the lot size.

Materials for the project include hardi plank shake with brick to grade. A brick retaining wall and entry feature is also proposed along with a 3 car garage with carriage style doors. A landscape plan was also proposed for the site.

PUBLIC COMMENTS:

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

DESIGN REVIEW PANEL COMMENTS:

Mr. Jones complimented the applicant on the extensive landscape plan and the comprehensive details that were provided.

Mr. Anderson questioned the type of landscaping that was proposed for the large areas of brick exposure. It was noted that the landscaping proposed will address this issue.

Mr. DiMenna commented on the location of the AC units on the left side of the home. He suggested that the applicant consider the grading proposed for that area, to ensure that the 4 units will fit.

DISPOSITION:

Mr. Martin made a motion to approve the project as submitted. The motion was seconded by Mr. Jones and approved by acclamation at 7:20 p.m.

ITEM 5

PROJECT NAME: 109 Woodbrook Lane (Lot 5)

DRP PROJECT #: 556

PROJECT TYPE: Residential, Ruxton/Riderwood/Lake Roland

PROJECT DESCRIPTION:

Mel Benhoff along with Kevin Benhoff, of Benhoff Builders, presented the project for lot 5 of the Edward Brown property development plan to the Panel. The builder intends to build a 6,550 SF single family custom home on the property. The architecture of the home, landscaping and natural screening will allow this home to be complimentary to the neighboring architecture.

Materials for the project include brick with Azek trim. Wrought iron railings will be used throughout. A front balcony is proposed as well as a large rear terrace. The garage will be complete with carriage style garage doors. A landscape plan was also proposed for the site to include screening of the lot as a whole as well as an entry feature to the site.

PUBLIC COMMENTS:

Scott Helm, of 201 Woodbrook Lane, wanted to see the material colors. He also was concerned with the height of the home as well as the proposed plantings for the landscape easement. Mr. Benhoff stated that they are doing extensive landscaping and will be installing a super silt fence which will help with runoff issues.

Kent Johnson, on behalf of the Elkridge Club, stated that they would like to see proper screening on the site so as not to distract the golfers.

DESIGN REVIEW PANEL COMMENTS:

Mr. Jones questioned the applicant on the location of the HVAC system. It was noted that the home will be all geo thermal. He also commented on the large amounts of exposed brick, especially at the foundations of the west, south, and east sides of the property. He suggested that the applicants consider more established planting materials for those areas.

Mr. Martin focused on the right elevation. He stated that the area around the chimney is lacking detail, it was noted by Mr. Benhoff that this was done to accommodate a neighboring property owner.

Mr. Anderson pointed out that the windows in the master bedroom are in the location where the car headlights from those entering the driveway will shine.

DISPOSITION:

Mr. Martin made a motion to approve the project as submitted. Mr. Jones made an amendment to the motion to include the following condition:

1. Revise the landscape plan – address the scale of proposed foundation plantings on the south, east, and west facades.

The revised landscape plan is to be submitted to the Department of Planning for review and approval. The amended motion was seconded by Mr. Anderson and approved by acclamation at 7:44 p.m.

The meeting was adjourned at 7:45 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 (l), (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 9/10/14