

Minutes
Baltimore County **Design Review Panel**
October 8, 2014

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Call to order, and announcements

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Minutes of the September 10, 2014 Meeting

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Minutes – September 10, 2014 Meeting, as approved

Minutes
Baltimore County Design Review Panel
October 8, 2014

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

Mr. John DiMenna
Mr. Mitch Kellman
Ms. Melanie Moser
Mr. David Martin
Mr. Fran Anderson (RRLR)

Not Present

Mr. Bill Monk
Mr. Richard Jones
Mr. Ed Hord
Ms. Julie Kirsch

County staff present included:
Lynn Lanham, Krystle Patchak

Minutes of the September 10, 2014 Meeting

Ms. Moser moved the acceptance of the September 10, 2014 draft minutes as written. The motion was seconded by Mr. Kellman and passed by acclamation at 6:04 p.m.

The approved minutes are filed as Appendix B.

ITEM 1**PROJECT NAME:** 6402 Pratt Avenue (Addition)**DRP PROJECT #:** 559**PROJECT TYPE:** Residential, Ruxton/Riderwood/Lake Roland**PROJECT DESCRIPTION:**

Nitin Agarwal, owner of the property presented the project to the Panel initially on September 10, 2014. Mr. Agarwal purchased the property located at 6402 Pratt Avenue as well as the neighboring vacant property at 6400 Pratt Avenue from Market Pro Homes. Both properties were recently in for a zoning variance to allow another home on 6400 Pratt Avenue. This request was officially withdrawn. The applicant plans to renovate the existing home and construct an addition that is greater than 50% of the existing square footage. As a result of that September 10, 2014 Design Review Panel meeting Mr. Agarwal was asked to return to the Panel to address the following issues:

1. Provide grading plan
2. Revise rear elevation – show accurate grade details, modify massing to be more in keeping with the Ruxton neighborhood as well as provide additional architectural detailing (exposed foundation)
3. Provide landscape plan – show proposed landscaping materials, specifically the buffer materials to screen the garage form Bellona Avenue
4. Revise elevations – provide mix of materials on all sides

A grading plan as well as a landscape plan were presented to the Panel to address the grade changes on the site as well as the screening of the property. Skip Laurel plants were proposed as the main screening element to screen the property from Bellona Avenue. The rear elevation of the home was revised in more of a cape cod style with a mix of stone and siding. Any exposed areas of foundation will be screened with foundation plantings. The left elevation of the home was also revised, with the side load garage being removed. The existing front load garage will be extended to accommodate two cars, and vehicular access will remain at the front of the home.

PUBLIC COMMENTS:

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

DESIGN REVIEW PANEL COMMENTS:

Mr. Kellman questioned the applicant on the zoning case that was previously submitted on the property. Mr. Agarwal stated that this case was officially withdrawn and he met with zoning to validate that he is within all of his setbacks.

Mr. Moser suggested that the applicant move the hedge proposed along Bellona Avenue up the slope to make it more effective.

Mr. Anderson commented on the screening at the corner of Pratt and Bellona Avenue. It was noted that there are two existing trees that will remain along with the proposed hedge, but all will be outside of the safety zone for visibility issues. He also suggested that an additional window be added to the rear elevation (rear of garage extension).

Mr. DiMenna complimented the applicant on his submission and that he had addressed all the Panel's concerns.

DISPOSITION:

Ms. Moser made a motion to approve the project with the following conditions:

1. Move hedge line up slope on the landscape plan
2. Provide additional window on rear elevation (rear of garage extension)

The motion was seconded by Mr. Kellman and passed by acclamation at 6:17 p.m.

ITEM 2**PROJECT NAME:** 107 Woodbrook Lane (Lot 3, Edward Brown Property, PAI# 9-834)**DRP PROJECT #:** 561**PROJECT TYPE:** Residential, Ruxton/Riderwood/Lake Roland**PROJECT DESCRIPTION:**

Kevin Benhoff, of Benhoff Builders, presented the project located at 107 Woodbrook Lane to the Panel. Benhoff Builders intends to construct a 5,202 SF single family home on a 1.45 acre lot, which is lot 3 in the Edward Brown Property development. The house will be scaled properly for the lot size so that it will fit naturally in its surroundings. No variances or special exceptions will be needed.

The home will be constructed in a traditional style with brick to grade and hardi plank fiber cement shake siding. An extensive landscape plan was presented to the panel that depicts screening on all sides of the proposed home. The garage proposed was set back on the lot in a way that will allow a large specimen tree to be saved.

PUBLIC COMMENTS:

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

DESIGN REVIEW PANEL COMMENTS:

Ms. Moser commented on the grades not matching on the site and landscape plans in the area of the large specimen tree. Mr. Benhoff stated that their plan is to do whatever possible to save that tree.

DISPOSITION:

Ms. Moser made a motion to approve the project as submitted. The motion was seconded by Mr. Martin and passed by acclamation at 6:29 p.m. Mr. Kellman recused himself from this vote.

ITEM 3**PROJECT NAME:** 8200 Jeffers Circle (Addition)**DRP PROJECT #:** 560**PROJECT TYPE:** Residential, Ruxton/Riderwood/Lake Roland**PROJECT DESCRIPTION:**

Amy Bakewell, owner of the property located at 8200 Jeffers Circle along with her husband Joseph Bakewell presented the project to the Panel. The property is zoned DR 5.5 and is located on a corner lot in a diagonal configuration. The applicant proposes to construct an addition on the rear and side as well as a second floor addition. This addition will be greater than 50% of the existing square footage, therefore DRP approval is needed. The applicants were granted an administrative variance for rear yard setback relief (ZAC# 2015-008).

The proposed addition will be constructed with the same materials as the existing home. The grades on the site will be maintained as well. Foundation plantings are proposed along with additional landscaping on 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. Anderson questioned the applicants on the location of the nearby creek and possible floodplain issues. It was noted that this property is not within the floodplain.

DISPOSITION:

Mr. Martin made a motion to approve the project as submitted. The motion was seconded by Mr. Kellman and passed by acclamation at 6:45 p.m.

ITEM 4**PROJECT NAME:** 8101 Halton Road (Addition)**DRP PROJECT #:** 562**PROJECT TYPE:** Residential, Ruxton/Riderwood/Lake Roland**PROJECT DESCRIPTION:**

Karen Callahan, owner of the property located at 8101 Halton Road, presented the project to the Panel. The property is zoned DR 2 and is located on a corner lot in a diagonal configuration. The applicant proposes to construct an addition on the rear and side of the home, including a two car garage. This addition will be greater than 50% of the existing square footage, therefore DRP approval is needed. The applicant was granted an administrative variance for side and rear yard setback relief (ZAC# 2015-032).

The existing home and property was in horrible condition when the home was purchased by the applicant. The applicant has started to clean up the exterior of the property. The interior of the home needs to be completely redone as well. The proposed addition will be constructed with the same material mix as the existing home, with hardi plank siding and brick detailing on the garage.

Greg Little presented the site and landscape plan to the panel. Minimal grade changes are proposed for the site and boxwoods and evergreens are proposed for screening on the side of the addition. Shrubs and foundation plantings are proposed along the front of the lot.

PUBLIC COMMENTS:

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

DESIGN REVIEW PANEL COMMENTS:

Mr. Anderson complimented the applicant on improving the site and cleaning up what has been existing on the site for years. Mr. Anderson also commented on the high visibility of both sides of the home. He suggested that shutters be added to the sides of the home, particularly the left side addition.

DISPOSITION:

Mr. Anderson made a motion to approve the project with the addition of shutters on the side windows. The motion was seconded by Mr. Martin and passed by acclamation at 6:56 p.m.

The meeting was adjourned at 6:57 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 January 14, 2015