

Minutes
Baltimore County Design Review Panel
May 13, 2015

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Call to order, and announcements

Review of today's Agenda

Minutes of the April 8, 2015 Meeting

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Minutes – April 8, 2015 Meeting, as approved

Minutes
Baltimore County **Design Review Panel**
May 13, 2015

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
Mr. Bill Monk
Mr. David Martin
Ms. Cleo Cole – Resident Member, East Towson

Not Present

Mr. Ed Hord
Mr. Richard Jones
Ms. Julie Kirsch
Ms. Melanie Moser

County staff present included:

Andrea Van Arsdale, Jeff Mayhew, Kathy Schlabach, Jenifer Nugent, Krystle Patchak

Minutes of the April 8, 2015 Meeting

Mr. Monk moved the acceptance of the April 8, 2015 draft minutes as written. The motion was seconded by Mr. Martin and passed by acclamation at 6:01 p.m.

The approved minutes are filed as Appendix B.

ITEM 1

PROJECT NAME: Flats @ 703, 703 Washington Avenue

DRP PROJECT #: 565 (PAI# 9-819)

PROJECT TYPE: Residential, Towson

PROJECT DESCRIPTION:

David Karceski, of Venable LLP, gave a brief history of the project to the Panel. The applicant is proposing to develop a 7-story residential building with 5 stories of apartments (105 – 1 or 2 bedroom units) and 2 stories of parking with access to the parking off of Joppa Road and Washington Avenue. Streetscape improvements are proposed to conform to the Towson amenity streetscape standards.

The project was initially reviewed at the April 8, 2015 DRP meeting wherein the site plan and overall layout of the project were approved. At that time the applicant was asked to return to the Panel in the future for further review regarding the architectural elevations. It was suggested that the applicants modify the elevations using more brick on the base and paying particular attention to the Washington and York Road facades. The revised elevations should address the following:

1. The use of painted plaster
2. Better integration of control joints with other design elements
3. Incorporate more brick instead of plaster at building entries
4. Incorporate more brick into the facades

Architect Steve Moriak of Dwell Design Studio described the architectural revisions to the Panel which included the incorporation of additional brick detailing along with enlarged canopies to enhance the appearances of the entryways. A lighter brick was also proposed to lighten up the façade.

PUBLIC COMMENTS:

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

DESIGN REVIEW PANEL COMMENTS:

Mr. Martin commented on the revisions and the better look of the control joints with the revised architecture.

Mr. Monk questioned the applicant on the leasing sign proposed for the canopy at the entrance along Washington and Joppa. It was stated that the leasing sign is just shown as a placeholder at the time and will most likely depict the project name on the finished building.

Mr. DiMenna praised the applicants on responding to the Panel's comments, saying that the new elevations are pleasing and appropriate.

DISPOSITION:

Mr. Martin made a motion to approve the revised architectural elevations as submitted. The motion was seconded by Mr. Kellman and approved unanimously at 6:09 p.m.

ITEM 2

PROJECT NAME: 320 East Pennsylvania Avenue

DRP PROJECT #: 566

PROJECT TYPE: Residential, East Towson

PROJECT DESCRIPTION:

Kevin Bielat, property owner of 320 East Pennsylvania Avenue, presented the project to the Panel. The lot is located in the East Towson community and has been vacant since 2004. The property is zoned ROA and Mr. Bielat intends to make this his personal residence and help to add to the revitalization efforts in the community.

The proposal calls for the construction of a single family detached dwelling on the lot. The dwelling will be two stories with a partially finished basement. There is no existing landscaping on the site as it exists. Mr. Bielat intends to provide landscaping along the front of the property.

Mr. Bielat has met multiple times with both the North East Towson Improvement Association and the East Towson Community Association. He provided a letter of support from the North East Towson Improvement Association for this proposal.

PUBLIC COMMENTS:

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

DESIGN REVIEW PANEL COMMENTS:

Mr. Kellman commented on the site plan and the need for a special exception and variance. It was noted by Mr. Bielat that both the special exception for an undersized lot and variance for setbacks were granted (Case No. 2015-117).

Mr. Martin questioned the applicant on the driveway width along the side of the home. It was noted that the driveway had a ten foot width. Mr. Martin suggested that the applicant remove the front parking pad due to the drive lane and larger turn around area to be provided in the rear of the home. Mr. Monk concurred.

Mr. Monk questioned the applicant on storm water management. He asked if a grading permit was approved. Mr. Bielat stated that he has gotten approval from an inspector regarding grading and sediment control on the site. Mr. Monk also praised the applicant for spending so much time in the community.

Mr. DiMenna commented on the design of the home overall and its adherence to the East Towson Design Standards. His specific comments were regarding the window in the front gable needing to be narrower, and the windows in the second story needing to be moved in away from the outside corners of the façade. Mr. DiMenna also suggested removing the stone on the front elevation all together or stopping it at the floor line. Railings along the front porch were also mentioned to be added as well as using a single front door and providing a more attractive garage door. Mr. DiMenna stressed the importance of the guidelines and their purpose to improve the quality of architecture in the neighborhood.

Ms. Cole, resident member for the East Towson Community, stated that they have met multiple times with Mr. Bielat to discuss the project.

DISPOSITION:

Mr. DiMenna made a motion to approve the project with the following conditions:

1. Remove parking pad at front of home.

2. Provide grading permit documentation to Planning Department staff.
3. Revise the window in gable (front elevation) – provide a narrower window as per guidelines.
4. Revise the window pattern on second floor (front elevation) – move the windows closer together away from outside edge to give more verticality to elevation.
5. Provide window trim on all windows.
6. Provide a railing for the front porch.
7. Remove the stone on front elevation or stop at the floor line.

All revisions are to be submitted to the Department of Planning for final review and approval. If the revisions do not satisfy the conditions set forth above, the applicant must return to the Design Review Panel for further review. The motion was seconded by Mr. Monk and approved unanimously at 6:49 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 6/10/15