

*Minutes*  
Baltimore County **Design Review Panel**  
September 9, 2015

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Minutes – July 8, 2015 Meeting, as approved

*Minutes*  
Baltimore County **Design Review Panel**  
September 9, 2015

**Call to order**

Chair, David Martin, 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. David Martin  
Mr. Mitch Kellman  
Ms. Melanie Moser  
Mr. Ed Hord  
Mr. Richard Jones  
Ms. Bliss McCord –Resident Member, RRLR

**Not Present**

Ms. Julie Kirsch

County staff present included:

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

**Minutes of the July 8, 2015 Meeting**

Mr. Hord moved the acceptance of the July 8, 2015 draft minutes as written. The motion was seconded by Mr. Kellman and passed by acclamation at 6:02 p.m.

The approved minutes are filed as Appendix B.

## **ITEM 1**

**PROJECT NAME:** 1115 West Joppa Road

**DRP PROJECT #:** 569

**PROJECT TYPE:** Residential, Ruxton/Riderwood/Lake Roland

### **PROJECT DESCRIPTION:**

Greg Little of GBL Design Incorporated, presented the project to the Panel along with the applicants, Mark and Amanda Mitchell. The Mitchell's are planning to build a single family home on the property. The property was purchased in June and has a unique configuration in that it is located behind lots 13, 15, and 16, all of which face Meadowridge Road. Access to the property is proposed via a driveway off of West Joppa Road.

The proposed house is 2-stories in height completed with a mix of hardi-plank siding and shingles with cultured stone to grade. A 2-car garage is proposed on the front elevation of the home and porches are proposed in the front and rear, with basement walk out access on the left elevation side. A landscape plan was also presented to the Panel. The applicants have begun clearing trees on the site, but are planning to keep most of the existing trees as well as plant some additional ones to help keep the property screened from the adjacent neighbors.

The applicants met with the Ruxton Riderwood Lake Roland Area Improvement Association prior to the DRP meeting and revised the elevations of the home to simplify the mix of materials used. This was a concern discussed by the community along with the angle of the home on the site and the overall massing.

**PUBLIC COMMENTS:** There were no members of the public in attendance to speak at the meeting.

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

Mr. Hord commented on the grading of the site. He suggested not grading near the drip lines of any existing trees, in order to protect them.

Mr. Jones suggested that the applicants plant some additional white pines on the site in order to replace the ones that were removed. He also questioned the applicants on the location of the HVAC equipment. He suggested that in areas with the steepest grades, the applicants should provide larger foundation plantings as well as some ground cover planting to help screen the exposed foundation and help reduce water runoff.

Ms. Moser commented on the angle of the house on the site. She suggested possibly turning the house more to face Joppa Road. The applicants stated that the building setbacks for the site will not allow much room for this. Ms. Moser also suggested that the applicant provide additional screening along the property line of 618 Meadowridge.

Ms. McCord, resident member for the Ruxton Riderwood Lake Roland Area Improvement Association, stated that the rotation of the house was also a concern at the community meeting. The applicants stated the house was oriented that way to provide privacy from Joppa Road. Other concerns of the community included drainage to the south as well as the overall massing and mix of materials. It was stated by the applicants that underground drains will be installed on the site, but the plans are still being prepared.

Mr. Martin also commented on the rotation of the house on the site. He suggested rotating the house counter clockwise to give it more exposure to Joppa Road. Mr. Hord agreed with this statement and suggested that the applicant study this possibility.

**DISPOSITION:**

Mr. Hord made a motion to defer the project to the Department of Planning for final approval pending the following conditions:

1. Revise site plan – provide setback lines on the site plan and study rotation of house (counter clockwise) closer to Joppa Road.

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 unanimously at 6:43 p.m.

## **ITEM 2**

**PROJECT NAME:** CVS, Belair Road & Joppa Road

**DRP PROJECT #:** 567

**PROJECT TYPE:** Commercial, Perry Hall

### **PROJECT DESCRIPTION:**

David Karceski, of Venable LLP, presented the project team to the Panel which included Dan Wallace, of J.C. Bar Properties, and Joseph Ucifero and Eric McWilliams of Bohler Engineering. The site is located at the northwest corner of Joppa and Belair Road and is approximately 2.821 acres zoned BL and ROA. The site is comprised of 6 parcels. Currently there is an existing Double T Diner on the site which has been established for 20 years and will be relocated on the site. The proposal consists of moving the diner to the northeast corner and constructing a 13,281 SF CVS at the southwest corner of the property. The CVS will be constructed primarily in brick masonry with windows and detailing to address the street frontage. There will be shared parking between the two buildings and vehicular access to the site will be via Brookfield Avenue and Joppa Road.

The project was reviewed initially at the July 8, 2015 DRP meeting where a motion was made to have the project return to the Panel for further review after the following conditions are met:

1. Revisit Brookfield Road entrances – remove if possible
2. Move buildings closer to street
3. Minimize parking between buildings and roadways
4. Rotate diner building – move the building to be more parallel to Belair Road
5. Raise parapets on CVS building to fully screen HVAC
6. Create inviting pedestrian access to buildings
7. Soften and enhance landscape plan – provide additional detailing at corners of site
8. Correct and coordinate all plans and renderings

The project team presented the changes to the Panel. After multiple meetings with the County and State Highway Administration, the applicants were able to remove one of the entrances on Brookfield Road. One will still be needed on Brookfield Road to help with site circulation. SHA would not allow the existing access on Belair Road to remain due to the fact that it did not meet current standards. The internal parking was also revised as well as the overall layout, with the diner being rotated parallel to Belair Road and closer to the CVS. The revised layout of the site allowed for larger landscape areas at the corners of the site facing Joppa and Belair Roads. Pedestrian access points were enhanced throughout the site as well. The revised landscape plan presented to the Panel provided more contrast on the site and allowed for more detailing, particularly at the corners. The Perry Hall High School Alumni advocated for planting in the school colors, which the applicants will be doing. Pedestrian amenities were also added to the plan including benches, pedestrian scale lighting and trash receptacles. With regards to the architecture of the proposed CVS, the parapets were raised an additional 2 feet to screen the roof equipment.

**PUBLIC COMMENTS:**

Robin Baker, a resident of Brookfield Road, expressed her concerns over the use of Brookfield Road as an access point. She questioned why the existing access off of Belair Road could not be used. Ms. Baker also stated that she did not feel the large brick retaining walls with decorative fencing would fit the existing community.

Mickey Baker, also a resident of Brookfield Road, expressed his concerns regarding parking on the site. Currently the parking for the diner overflows onto Brookfield. Mr. Baker was also concerned with the plans for the retention pond.

Robert Dema, a resident of Brookfield Road, expressed his concerns over increased traffic on the residential road. He was agreeable to the location of the existing entrance on Brookfield, close to Belair Road, but now it is being moved further down Brookfield Road. He is concerned with safety on the street. He suggested that the applicants provide screening, possibly even retaining walls on Brookfield to help screen from the residential neighborhood.

Dick Matz, of Colbert Matz Rosenfelt, spoke on behalf of Joppa Corners which is directly adjacent to the site. They are concerned with visibility of their site and signage. They are working with the developer regarding the retaining walls close to their property lines.

**DESIGN REVIEW PANEL COMMENTS:**

Mr. Martin, Chairman, was involved with the site in the past, therefore was only facilitating the meeting and did not provide any commentary relative to the project.

Mr. Hord commented positively on the overall improvements made to the project as a result of the last meeting. He made an additional comment regarding the grade of the site at the diner location. He suggested raising the grade under the diner to balance the site. He also suggested providing a pedestrian access at the corner of Belair and Brookfield Roads.

Mr. Jones suggested denser plantings (a more permanent understory) at the entry to the site off of Brookfield Road to screen the diner from the residential neighborhood on Brookfield. He also suggested pulling the proposed trees at the entrance on Joppa Road closer together to create a gateway into the site.

Ms. Moser commented on the improvements made to the site as a whole.

Mr. Kellman questioned the applicants on the process of the project. It was noted that a parking variance will be needed and the project will be filing with the DRC for a limited exemption.

**DISPOSITION:**

Mr. Hord made a motion to conditionally approve the project with the following comments to be addressed:

1. Study raising the grade at the diner location to create more visibility and reduce retaining wall heights
2. Provide pedestrian access at corner of Brookfield Road & Belair Road and study moving the proposed access closer to direct corner of Joppa & Belair Road
3. Revise the landscape plan – address tree locations at the entry off of Joppa Road

Revisions are to be submitted to the Department of Planning for final review and approval. The motion was seconded by Ms. Moser and approved unanimously at 7:35 p.m.

The meeting was adjourned at 7:35 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 10/14/2015