

Minutes
Baltimore County **Design Review Panel**
October 14, 2015

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Call to order, and announcements

Review of today's Agenda

Minutes of the September 9, 2015 Meeting

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2. Gavigans Furniture, 1750 East Joppa Road – Commercial, Loch Raven - Baynesville

Adjournment of the Panel Meeting

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Minutes – September 9, 2015 Meeting, as approved

Minutes
Baltimore County **Design Review Panel**
October 14, 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
Ms. Julie Kirsch
Mr. Francis Anderson – Resident Member, RRLR

Not Present

Mr. Richard Jones

County staff present included:

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

Minutes of the September 9, 2015 Meeting

Mr. Hord moved the acceptance of the September 9, 2015 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: 2014 West Joppa Road

DRP PROJECT #: 571

PROJECT TYPE: Residential, Ruxton/Riderwood/Lake Roland

PROJECT DESCRIPTION:

Peter Ratcliffe, of Ratcliffe Architects, presented the project to the Panel. Mr. Ratcliffe along with the property owner, Tim Voelkel, intend to raze the existing home on the site and construct a 1½ story home in keeping with the Ruxton/Riderwood/Lake Roland area neighborhood. The proposed home is positioned on the site so that the front elevation is visible as you drive up the driveway, with a two car side loaded garage.

Materials for the proposed single family dwelling include Hardie Plank lap siding along with brick and an asphalt shingle roof with copper roof accents. Landscaping is proposed throughout the site.

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

DESIGN REVIEW PANEL COMMENTS:

Ms. Moser questioned the location of the building restriction line from the existing septic area on the site. It was not clear where the proposed home sits in relation to the building restriction line. It was stated that the applicant is working with the county and they will shift/rotate the home if need be. Ms. Moser also questioned the applicant on the basement access location.

Mr. Anderson, resident member representing the Ruxton Riderwood/Lake Roland area, stated that he had no feedback from the Ruxton/Riderwood/Lake Roland Area Improvement Association. He questioned the applicant regarding the meeting. Mr. Ratcliffe stated that they did present the project to the Association. Mr. Anderson also praised the applicant on designing a house that fits within the neighborhood character.

Mr. Hord also praised the applicant on the design of the home.

Mr. Martin suggested that the applicant study the site plan regarding the building restriction line to determine if variances will be needed or not.

DISPOSITION:

Mr. Hord made a motion to approve the design as presented with the following condition:

1. Revise site plan – Address the dwelling setback to the building restriction line of the septic reserve area

Revised plans 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 6:19 p.m.

ITEM 2

PROJECT NAME: Gavigans Furniture, 1750 East Joppa Road

DRP PROJECT #: 570

PROJECT TYPE: Commercial, Loch Raven-Baynesville

PROJECT DESCRIPTION:

Adam Rosenblatt, of Venable LLP, presented the project team to the Panel which included Allen Kitselman of Main Street Architecture and Matt Bishop of Morris & Ritchie Associates, Inc. The site is comprised of approximately 5.65 acres with a mix of DR 5.5, BLR, BL and BR zoning on the site. Gavigan's Furniture proposes to construct a 30,000 SF retail furniture showroom on the site. The proposed building will be single story with 200 feet of frontage and 150 feet in depth. The materials proposed for the building include Dryvit with drystack stone veneer accents. There is an existing sign on the site which will be re-clad to match the building materials.

Landscaping is proposed along the East Joppa road frontage and along the eastern property edge that abuts residential homes along Eddington Road. The rear of the site is undeveloped and includes wetland and forest buffers that will remain. Two storm water management facilities are proposed for the site in the rear of the parking area. Due to the fact that the property's road frontage along East Joppa Road is zoned BLR, a 20 foot wide landscape strip is required. The applicant is seeking a variance to reduce the parking setback requirement to 10 feet.

PUBLIC COMMENTS:

Mr. Ben Peters spoke on behalf of Nancy Beaver of 8708 Eddington Road. Mr. Peters sent an email regarding this matter which was distributed to the Panel. The main concerns of Ms. Beaver included storm water and the removal of trees. The applicant team stated that they will work with Ms. Beaver and Mr. Peters to get these issues addressed.

DESIGN REVIEW PANEL COMMENTS:

Mr. Hord questioned the project team on how pedestrian access works on the site. Mr. Hord also suggested that the applicant add more windows to the front elevation to make the building more inviting from the street.

Ms. Kirsch commented on the west elevation. It was suggested that more detailing be added to this elevation similar to the eastern elevation to break up the wall. Mr. Hord suggested adding the stone veneer piers similar to the other side.

Ms. Moser commented on the parking calculations for the site. It was stated that 75 spaces are required but the applicant is proposing additional spaces due to experience from other furniture stores and the need for additional parking. Ms. Moser also suggested that the applicant study the location of the loading area and the dumpsters to ensure that service trucks can access them. She was concerned that the planting proposed under the existing tree canopy would not thrive and recommended moving the planting closer to the parking lot. It was also suggested that the applicants provide more street trees along Joppa Road.

Mr. Kellman recommended that the applicant check the requirements for the signage involving changeable copy to ensure that no variances will be needed.

Mr. Martin suggested a central pedestrian access to the site from Joppa Road. He recommended studying the location of the sign to make this work.

DISPOSITION:

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

1. Provide pedestrian access to the site – Study providing access from Joppa Road at the center of the site to the main entrance
2. Revise front elevation – Provide more glass to front elevation
3. Revise west elevation – Provide additional detailing (Consider stone piers similar to east elevation)
4. Revise the landscape plan – Provide required number of street trees along Joppa Road, adjust planting under trees around parking lot

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 7:05 p.m.

The meeting was adjourned at 7:05 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 12/9/15