

*Minutes*  
Baltimore County Design Review Panel  
May 11, 2016  
**APPROVED**

*Contents*

**Call to order, and announcements**

**Review of today's Agenda**

**Minutes of the January 13, 2016 Meeting**

**Items for Introduction:**

1. 8701 Loch Raven Boulevard (Bel Loc Diner)
2. 320 E. Pennsylvania Avenue
3. 12 Barrow Court

**Adjournment of the Panel Meeting**

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*Appendices*

<b>Appendix A</b>	Agenda
<b>Appendix B</b>	Minutes – April 13, 2016 Meeting, as approved
<b>Appendix C</b>	Staff Report – 8701 Loch Raven Boulevard (BelLoc Diner)
<b>Appendix D</b>	Staff Report – 320 E. Pennsylvania Avenue
<b>Appendix E</b>	Staff Report – 12 Barrow Court

*Minutes*  
Baltimore County **Design Review Panel**  
May 11, 2016  
**DRAFT**

**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  
Mr. Ed Hord  
Ms. Cecily Bedwell  
Mr. Matt D'Amico  
Ms. Nikki Brooks

**Not Present**

Mr. Richard Jones  
Ms. Julie Kirsch  
Ms. Melanie Moser  
Mr. Qutub Syed

County staff present included:

Andrea Van Arsdale, Jeff Mayhew, Jenifer Nugent, Matt Diana

**Minutes of the April 13, 2016 Meeting**

Mr. Hord moved the acceptance of the April 13, 2016 draft minutes as written. The motion was seconded by Ms. Bedwell and passed by acclamation at 6:01 p.m.

The approved minutes are filed as Appendix B.

**ITEM 1****PROJECT NAME:** Starbucks, 8701 Loch Raven Boulevard (Bel Loc Diner)**DRP PROJECT #:** 575**PROJECT TYPE:** Commercial**PROJECT DESCRIPTION:**

The proposal is to replace the Bel Loc Diner at the intersection of Joppa Road and Loch Raven Boulevard. The existing 3,419 SF diner was thought to be able to be repurposed, but there proved to be too many challenges for that to be feasible. New construction intends for a 1,850 SF drive-thru Starbucks. The smaller footprint will be oriented on the site with the drive thru lane entering off of East Joppa Road, around the back of the proposed building and exiting out onto Loch Raven Boulevard.

The proposed building will be constructed of high quality materials to include tongue and groove red cedar siding, brick veneer, metal canopies and coping and window glazing. A portion of the Bel Loc Diner sign is intended to be repurposed on the façade of the building if the existing sign is able to be reused. If that is not possible, a replica sign is being considered. Interiorly, the design intent is proposed to honor the diner establishment through décor, furnishing and artwork.

Landscaping is proposed along the East Joppa Road frontage and Loch Raven Boulevard. The right of way to the roads owned by SHA encroaches onto the property. The applicant has been working with SHA to allow the existing landscaping of the diner to remain within that encroachment area.

**PUBLIC COMMENTS:**

Mr. Nick Linehan, Vice President of the Association of Loch Raven Village, addressed the panel regarding the project. Mr. Linehan stated that his association sent a letter to Councilman Marks in support of the project. However, the project is not meeting the standards that were expected. Mr. Linehan noted that some of the items they were hoping the project would address included improving the site with landscaping and streetscaping and improved sidewalks in order to refurbish the commercial corridor, and reducing the amount of paving on the site. He also stated that this is a signature property at a major intersection and that the proposed building is not a historic reflection of the Bel Loc Diner.

**DESIGN REVIEW PANEL COMMENTS:**

Mr. Hord stated that he would like them to come back to planning staff with a landscaping and streetscaping plan. After staff review, those items should be disseminated to the panel for final review and approval.

**DISPOSITION:**

Mr. D'Amico made a motion of approval, conditioned upon the applicant providing the following to planning staff prior to full approval:

- 1) A landscape plan showing enhanced planting and streetscape along Joppa Rd. and Loch Raven Blvd. to create a consistent design character along the entire frontage that better addresses pedestrian safety and movement, includes consistently spaced street (shade) trees, and more appropriate and attractive plants.
- 2) A streetscape plan that addresses widening the sidewalk on Joppa Road and/or relocating it 3 to 5 feet back from the curb and creating a planting strip.
- 3) Adding a precast or brick cap to the top of the dumpster enclosure to keep water away.

- 4) Provide signage that is illuminated with white halo lights.

The motion was seconded by Mr. Hord and passed by acclamation at 6:30 p.m.

## **ITEM 2**

**PROJECT NAME:** 320 East Pennsylvania Avenue

**DRP PROJECT #:** 576

**PROJECT TYPE:** Residential

### **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 stated that he 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 and a rear entry garage. Landscaping is proposed along the front of the property.

### **PUBLIC COMMENTS**

Mr. Michael Ventura, of 306 E. Pennsylvania Avenue, addressed the panel. Mr. Ventura stated that he has lived and operated a business out of his residence since 1991. He continued, noting that East Towson is a great neighborhood and that they have been happy to work with the petitioner through this process, but that the project must adhere to the County and Panel recommendations.

### **DESIGN REVIEW PANEL COMMENTS**

Chairman Martin began by stating that this is a new submission and will be treated as such. The Panel will be basing its decision on the proposal before the panel presently. He also noted that the house is currently under construction.

Mr. Hord noted that the parking pad is in the front and that should be changed. The applicant replied that the parking pad has been removed and the drive aisle now goes around to the back.

Ms. Bedwell stated that the field stone does not appear to be a good match. It should be more horizontal in orientation. She suggested that a different stone pattern be selected. Ms. Bedwell also asked if there will be corner trim and what color siding the applicant is picking. The applicant noted that all trim will be white and the shutters will be black. The siding color was noted in the submission.

Mr. D'Amico also asked for more details regarding the window and corner trim and what color the siding will be. He also asked how thick the porch columns will be, and if they will be turn post columns. The applicant replied that they will be 4 inch turn post columns. Mr. D'Amico suggested that the applicant use 6 inch columns. He also stated that the plant selection should be simplified as it seems too busy.

Ms. Brooks asked if the shutters will be operable. The applicant replied that they will not be operable. Ms. Brooks suggested that the shutters be wider than the 12 inch model the applicant had selected to at least give the impression that they could cover the entire window if shut.

Mr. Hord stated that the applicant should consider placing a shade tree in his front yard.

Cleo Cole, the resident reviewer from East Towson, stated that she would like to see this project completed. Her only concern was how the applicant was going to access the back driveway since the area behind their houses is not paved. She also pointed out that three people share that access.

Chairman Martin suggested that the stone work stop at the sill plate, and that stone be placed on the foundation. The way the stone is placed in the rendering will make the house look more squat and less vertical. Chairman Martin also suggested that the applicant use a single door in front as opposed to a double door.

Mr. Kellman asked about the stop work order, and wondered if the applicant will have to bring new plans to the Department of Planning for review even if he is continuing with the same permit as before.

Chairman Martin followed up on Mr. Kellman's point by stating that, should the applicant receive conditional approval, he will have to re-submit his plans to the Department of Planning so the inspectors know what to review in the field.

#### **DISPOSITION**

Ms. Bedwell made a motion for approval conditioned upon the applicant providing the following to planning staff prior to full approval:

- 1) Corner and window trim labeled on elevation with dimensional notations.
- 2) Provide a cut sheet and note on the plan regarding the 6" turn post column for the porch.
- 3) Use a more horizontal pattern of stone and select a different type of stone (French County Villa)
- 4) Select a wider shutter (16") or use a wider trim around the windows (4" minimum) and don't use shutters.

The motion was seconded by Mr. Hord and passed by acclamation at 7:25 p.m.

### **ITEM 3**

**PROJECT NAME:** 12 Barrow Court

**DRP PROJECT #:** 577

**PROJECT TYPE:** Residential

#### **PROJECT DESCRIPTION**

Bill Hofherr, on behalf of his clients, presented the project to the Panel. The property is at 12 Barrow Court in Towson. The existing home sustained substantial damage during a fire late last year. The home was condemned and is slated for demolition pending receipt of the razing permit.

The property consists of 3.1 acres and is located off a common driveway at the end of the Barrow Court cul-de-sac in what is now the Greenway Garth community. The new home will be located in approximately the same location as the old, two story 2,600 square foot home. The property sits at the end of the common drive and is secluded from neighboring properties.

The new plan will feature a 3,000 square foot house plus an additional 800 square foot lower level recreation room. The exterior will consist of a covered front porch with center gable above, side entry garage, stone water table and Hardie Plank cement fiber siding on all sides.

#### **PUBLIC COMMENT**

No one from the public signed up to speak on the matter.

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

Fran Anderson, the residential reviewer from Ruxton/Riderwood, asked what optional floor plan items were selected. Mr. Hofherr noted that there will be a lower level rec room, an area way exit, a gourmet kitchen and fireplace in the family room. No options were selected that impact the exterior of the home. Mr. Anderson noted that there were no objections from the neighbors for this proposal.

Ms. Bedwell asked if the applicant had considered increasing the front porch depth so that it might be more useable. She also asked if the stone wraps all the way around the house. Mr. Hofherr replied that the water table runs under the lip of the porch and around the side of the house. Ms. Bedwell asked about the width of the columns on the porch. Mr. Hofherr replied that they will be 10 inch columns. Ms. Bedwell requested that those items be noted on the plan due to the varying documents that were submitted. She also suggested that the downspouts run down the building wall and not the columns.

Mr. D'Amico asked if the porch was concrete. Mr. Hofherr replied that it was and that the stone water table will run under the lip and around the house. Mr. D'Amico asked if the applicant had chosen a color for the house yet. Mr. Hofherr replied that they had not. Mr. D'Amico requested that the applicant let the panel know which color is ultimately chosen.

#### **DISPOSITION**

Ms. Bedwell made a motion for approval but asked that the applicant note on the plan the column width, the stone veneer under the porch and the downspout against the building wall. The panel also requested that the applicant inform them of the color choice for the house when it's decided upon.

The motion was seconded by Mr. Hord and passed by acclimation at 7:50 p.m.  
The meeting was adjourned at 7:52 p.m.

