

Minutes
Baltimore County **Design Review Panel**
June 14, 2017
APPROVED

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Call to order, and announcements

Review of today's Agenda

Minutes of the May 10, 2017 Meeting

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2. 210 Allegheny Avenue - Towson DTD Review

Adjournment of the Panel Meeting

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Minutes – May 10, 2017 meeting, as approved

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Call to order

DRP Chair, David Martin, called the regularly scheduled meeting of the Baltimore County Design Review Panel to order at 6:04 p.m. The following panel members were:

Present	Not Present
Mr. David Martin	Ms. Cecily Bedwell
Mr. Ed Hord	Mr. Qutub Syed
Ms. Nikki Brooks	Mr. Richard Jones
Mr. John DiMenna	Mr. Matt D'Amico
Ms. Julie Kirsch	

County staff present included:
Andrea Van Arsdale, Jenifer Nugent, Brett M. Williams, Marta Kulchytska

Minutes of the May 10, 2017 Meeting

Mr. Ed Hord moved the acceptance of the May 10, 2017 draft minutes. The motion was seconded by Mr. John DiMenna and passed by acclamation at 6:07 p.m.

The approved minutes are filed as Appendix B.

ITEM 1

PROJECT NAME: 1204 Trappe Lane

DRP PROJECT #: 591

PROJECT TYPE: Ruxton/Riderwood/Lake Roland Area Residential Review

PROJECT DESCRIPTION:

The original proposal of the new home at this address had been brought before residents of the immediately surrounding community which resulted in a change to the proposed design of the home. Since that community meeting had only occurred within the last week of the DRP meeting, the applicant did not have time to fully prepare exact drawings of the home to be built and instead presented conceptual drawings.

The conceptual drawings proposed a 3,000 sf colonial residential home with a front porch and metal roofing, a morning room with walkout basement in the rear and a side loaded garage.

DESIGN REVIEW PANEL COMMENTS:

Chairman David Martin opened up the floor to the panel members for discussion.

Mr. Ed Hord expressed that the applicant should finalize all design decisions and get accurate drawings to satisfy the community's concerns and come back to the DRP for review and approval.

Mr. David Martin also stated that further comment was not needed and that the project should be tabled and return at a later date when all plans are finalized.

DISPOSITION:

Mr. Hord made a motion to table the project until plans are finalized and community issues are resolved.

The motion was seconded by Mr. Mitch Kellman and approved by acclamation at 6:20 p.m.

ITEM 2

PROJECT NAME: 210 Allegheny Avenue

DRP PROJECT #: 590

PROJECT TYPE: DTD Towson Commercial

PROJECT DESCRIPTION:

The project consists of façade and some streetscape improvements and signage on an existing building, located at 210 Allegheny Avenue. The improvements include re-facing the building

due to water infiltration issues, replacement of all windows, removal of two trees and planting of three new trees as replacement, as well as other enhanced landscaping around the building.

Chris Murray, representing Chesapeake Real Estate Group, gave the presentation which was a follow up review from the May 10 meeting, at which the DRP asked the applicant to further design the building since the optional sunshades above the windows as originally proposed were no longer a part of the design. He outlined the revised project proposal in which a third color of EIFS is proposed across the top floor of the building and under the overhang of the first floor. A band is also proposed to run under the top floor windows. The reveal joints of the EIFS are also wider (a 2" reveal) to create more depth and shadow of the building material. The sign proposed at the corner of the building is no longer proposed and neither is the sign at the front element of the entrance.

DESIGN REVIEW PANEL COMMENTS:

Chairman David Martin opened up the floor to the panel members for discussion.

Ms. Julie Kirsch expressed that the design was acceptable as proposed.

Mr. John DiMenna stated that he was pleased the changes were made and opined that the design picks up on the trends currently presented in modern office design.

Ms. Nikki Brooks expressed that she preferred the previous design that included the sun shades and did not prefer the sill band at the top floor and the excessive use of EIFS for the entire building and would have liked to see more of a mix of materials applied to the remodel.

Mr. Ed Hord stated that he was pleased the changes were made and expressed that every effort should be made to enhance the streetscape and landscaping as much as possible. He specifically stated that trees should be planted in front of the building along Allegheny Avenue.

Chairman David Martin also expressed that the revised design was acceptable.

DISPOSITION:

Mr. DiMenna made a motion to approve the building as proposed with the following conditions:

1. The color shades of the proposed EIFS on the ground level shall be darker in tone than as proposed. Per BCZR259.16.G.6.E
2. A formal landscape plan, once designed, is to be reviewed and approved by the Department of Planning staff. Per BCZR259.16.G.6.A
3. Lighting for the project shall be designed and submitted to the Department of Planning staff for review and approval. Per BCZR259.16.G.6.G
4. Signage should be reworked and resubmitted to the DRP for review and approval at a later date. Per BCZR259.16.G.6.H

The motion was seconded by Mr. Ed Hord and approved by acclamation at 6:35 p.m.

The meeting was adjourned at 6:35p.m.