

Minutes
Baltimore County Design Review Panel
July 12, 2017
Approved

Contents

Call to order, and announcements

Review of today's Agenda

Minutes of the June 14, 2017 Meeting

Items for Introduction:

1. 1204 Trappe Lane – Ruxton/Riderwood/Lake Roland Area Residential Review

Adjournment of the Panel Meeting

Appendices

Appendix A

Agenda

Appendix B

Minutes – June 14, 2017 meeting, as approved

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Call to order

Design Review Panel acting Chairman, Mitchell Kellman, 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

Ms. Cecily Bedwell
Mr. Ed Hord
Mr. Matt D’Amico
Mr. Mitchell Kellman

Not Present

Mr. David Martin
Mr. Qutub Syed
Mr. Richard Jones
Ms. Nikki Brooks
Ms. Julie Kirsch

Residential reviewer: Frank Lucas
County staff present included:
Jenifer Nugent, Jeff Mayhew, Marta Kulchytska

Minutes of the June 14, 2017 Meeting

Mr. Ed Hord moved the acceptance of the June 14, 2017 draft minutes. The motion was seconded by Mr. Mitchell Kellman and passed by acclamation at 6:01 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 property is located on a small dead end street shared by five other single family homes. The 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. Mr. Tom Kane gave the presentation which was a follow up review from the June 14 meeting, at which the DRP asked the applicant to finalize all design decisions and get accurate drawings to satisfy the community's concerns.

There were three speakers who signed up to voice their concerns.

Ms. Liz Smith, who is the adjacent neighbor, voiced her opinion that the design of the project is dated. Should the project go through, she stated that she would like to see brick materials be used because the houses in the neighborhood are of brick.

Mr. Shepard, who is the adjacent neighbor, voiced his concern about the location of the proposed driveway. He mentioned that the proposed driveway is very close to his driveway and may interfere with the ability of his kids to play safely in his own driveway.

Ms. Nancy Anastasiades, who is the adjacent neighbor, voiced concerns about the proper usage of land, how stormwater management would be implemented and how the flow of runoff water would be addressed.

In response, Acting Chairman Mr. Mitchell Kellman informed Ms. Anastasiades that stormwater management does not fall under the Design Review Panel's jurisdiction.

In response to this, Ms. Nancy Anastasiades said she would like to see the proposed landscaping.

Mr. Frank Lucas, residential reviewer, stated that all the details are concentrated onto the front of the house and there is nothing on the sides and rear of the building. He also stated that the landscape plan needs more details. He expressed concerns about the building elevations and that based on topography the house will need steps.

DESIGN REVIEW PANEL COMMENTS:

Acting Chairman Mr. Mitchell Kellman opened up the floor to the panel members for discussion.

Mr. Matt D'Amico proposed to simplify front and use more details on the sides and rear of the house. He indicated inconsistency in the drawings in terms of materials and colors, and he also saw a need for steps.

Mr. Ed Hord would like to see fewer details on the front and more details on the sides and rear. He suggested to provide revised building elevations and maybe to use vinyl and stone around the house. He also stated that steps would be needed and that the project is hard to judge based on the provided drawings. In regards to the landscaping plan, screening would be needed from the neighbors.

Ms. Cecily Bedwell stated that there is inconsistency with proposed materials. She suggested that the trim around the windows should be 4 inches wide. She was pleased to hear that the owner is interested in using stone and advised for the stone to be laid horizontally as is done in Maryland and not like it is done in Pennsylvania. She too would like to see more details around the house and agreed that revised building elevations are needed.

Mr. Frank Lucas stated that his preference is not to use vinyl and he advised to improve the grading plan.

Mr. Ed Hord made a motion to table this and come back to it at the next DRP.

Mr. Tom Kane requested clarification from the DRP to ensure that comments would be included.

DISPOSITION:

Ms. Cecily Bedwell made a motion to come back to this at the next DRP and provided the following comments:

1. Refine the front, side and rear building elevations. Include dimensions, details and materials.
2. Vinyl siding could be used, but coordinate final trim with integral/built-in J-channel and use it appropriately around all windows, corners and on top of the stone sill. The trim around the windows should be approximately 4" wide. The trim at the corners should be approximately 6" wide. The band/skirt board on top of the stone watertable should be approximately 10" wide/high.
3. Stone should be laid horizontally (i.e., roughly coursed, with discernable course lines). Provide a water table sill along the top of the stone.

4. Shutters should be sized appropriately to the windows openings (i.e., as mounted, the shutters should appear to cover the width and height of the window rough opening).
5. Column materials should be durable.
6. Light fixtures are to be appropriate to the house style and other detailing such as the door hardware.
7. Colors are to be specifically shown.
8. Provide better consistency of materials.
9. The site plan should indicate proper grading and the building elevations should depict the grading.
10. The landscape plan should include a substantial buffer screening along the adjacent property.
11. Add landscaping to help with water infiltration at the rear of the lot.
12. Clearly identify existing landscaping vs. proposed landscaping.
13. Simplify the front details to two materials and equally apply to all elevations.
14. Stone and vinyl should be used around the house. (agreed by DRP and Mr. Frank Lucas).

The motion was seconded by Mr. Ed Hord and approved by acclamation at 7:10.
Meeting adjourned at 7:10 PM.