

Minutes
Baltimore County Design Review Panel
October 10, 2017

Draft
Approved

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Call to order, and announcements

Review of today's Agenda

Minutes of the September 13, 2017 Meeting

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Minutes – September 13, 2017 meeting, as approved

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Call to order

Design Review Panel Chairman, Mr. 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. John Dimenna
Ms. Cecily Bedwell
Mr. Matt D'Amico
Mr. Mitchell Kellman
Mr. Qutub Syed

Not Present

Mr. Ed Hord
Ms. Nikki Brooks
Mr. Richard Jones
Ms. Julie Kirsch

Residential reviewer: Mr. Frank Lucas

County staff present included:

Jenifer Nugent, Jeff Mayhew, Brett Williams, Josephine Selvakumar, Jeffrey DelMonico

Minutes of the September 13, 2017 Meeting

Ms. Cecily Bedwell moved the acceptance of the September 13, 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:

Applicant Tom Kane presented the project to the panel based on the panels July 12, 2017 comments to revise the proposal based on several conditions as recoded in the minutes of the July 12, 2017 DRP meeting. The entire home was redesigned to a traditional style home with a center entrance and side loaded attached garage. Siding is proposed on all four sides with stone water table to grade on all four sides thus simplifying the materials comprehensively on all four sides. Windows have been aligned on all sides as best as possible and black shutters have been placed where appropriate. The garage door for the side load garage is an upgraded carriage style door with windows and hardware. Lighting is proposed on the front and rear of the home as well as a post lamp out at the curb and all are coordinated in style and materials of rubbed bronze. The site and landscape plans adjusted slightly from the last review to reflect the proper site grading and building elevations. The landscape plan shows both existing trees to remain and proposed plant materials for the site.

There were four members from the public in attendance who signed up to voice their concerns.

Ms., Nancy Anastasiades, the adjacent neighbor to the rear, expressed concern over the vegetation and proposed plantings at the rear of the property and the possibility of 7 oak trees not identified on the plan that may be damaged or destroyed if a water line has to run through the area to service the proposed house.

Mr. Anastasiades, also the adjacent neighbor to the rear, expressed concerns over water runoff effecting his property and wanted the site to be properly designed and drained so that it did not affect his property.

DRP Chair David Martin stated that engineering issues were not the purview of the DRP but that the owner will need approval from EPS for storm water management to get a building permit and that it will be addressed through that agency.

Mr. Lee Benedict, attorney for the Anastasiades, attested that the property being reviewed had legal and ownership issues.

DRP Chair David Martin explained that legal issues were not the purview of the DRP as they do not review for land ownership.

Mr. Michael Hupp of 8214 Bellona Avenue expressed concern that the applicants did not have enough space to install utilities within the 3' easement owned by the applicant out to Bellona Avenue that is adjacent to Mr. Hupp's property.

DESIGN REVIEW PANEL COMMENTS:

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

Ms. Cecily Bedwell expressed that the architecture had been greatly improved. She stated that the shutters on the sides and rear looked good but was concerned with the single shutter on the double window. She also expressed that all windows should have headers and sills.

Mr. Matt D'Amico stated that where the grading is to be done in the backyard it should show accurately on the site plan and wherever the earth is disturbed it should be indicated whether seed or sod will be reapplied. He suggested in the rear planting area that more native varieties of plant material be used on conjunction with the proposed panicum grasses.

Mr. John Dimenna asked to clarify as to whether the basement is a walkout. Mr. Kane stated that it is a walkout basement.

DISPOSITION:

Ms. Cecily Bedwell made a motion to approve the project with the following conditions:

1. Adjust the grading to coordinate with the landscape plan.
2. Provide more diversity of native plant species for a better plant mix in the rear yard planted area.
3. Provide sills and aprons on all windows.
4. Remove shutters from double and triple windows.
5. Remove the word "optional" for the stone water table.
6. Indicate seed or sod replacement for disturbed earth due to grading and show on the landscape plan.

The motion was seconded by Mr. Qutub Syed and approved by acclamation at 6:40 PM.

ITEM 2

PROJECT NAME: 120 West Pennsylvania Avenue

DRP PROJECT #: 597

PROJECT TYPE: Towson DTD Review

PROJECT DESCRIPTION:

The applicant proposes to install a new electronic changeable copy sign to replace the existing 50 year old manual changeable copy sign to serve the Calvary Baptist Church that has been in this location for approximately 125 years.

Mr. Terry Duncan, representing the church, presented the project in which he stated that the church desired to have the changeable copy and a new sign as the bus shelter on Pennsylvania blocked the visibility of the sign and that changing the letters on the existing sign by hand was not ideal in today's technological times.

Ms. Jenifer Nugent, of the Department of Planning, presented the Department's staff report as required for DT review projects. In summary Ms. Nugent stated that the Department did not support the proposal as it is in conflict with the DT Guidelines which promotes signage oriented with a focus to the pedestrian realm. Ms. Nugent opined that the proposed changeable copy sign was not an appropriate application in this location of the Towson Core as it is more suited to a vehicular viewpoint.

DESIGN REVIEW PANEL COMMENTS:

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

Mr. Matt D'Amico expressed that all projects should be evaluated with the regulations and guidelines set forth by the County and as a result the proposed sign did not comply with the regulations.

Ms. Cecily Bedwell stated that she agreed with the staff report and further expressed that the sign was angled so as to appease more the automobile and less to the pedestrian realm. She felt the proposed size and scale of the sign was not appropriate.

Mr. Qutub Syed asked the applicant why they did not heed to staff recommendations to which Mr. Terry Duncan stated that they did not see anything in the regulations that did not comply with their proposal.

Mr. Mitch Kellman agreed with the staff report comments and further stated that the sign is not compatible with the existing church materials. He also stated the sign should be reduced in size and the base should be changed.

Mr. John Dimenna stated he was not in favor of the digital copy sign and pointed out that across the street from the sign locations were a court house, a plaza and historic structures. He also stated that if the DRP approves this digital sign here all other businesses in the area will request the same.

A motion was made by Mr. Matt D'Amico to deny the proposal and the motion was seconded by Mr. John Dimenna. The vote was approved unanimously at 7:23 pm.
The meeting was adjourned at 7:23pm.