

Minutes
Baltimore County **Design Review Panel**
February 14, 2018
APPROVED

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Call to order and announcements

Review of today's Agenda

Minutes of the November 8, 2017 Meeting

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2. 904 Applewood Lane, RRLRAIA residential review.

Adjournment of the Panel Meeting

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Appendix A

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Appendix B

Minutes – November 8, 1017 meeting, as approved

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Call to order

Design Review Panel (DRP) Chairman, Mr. David Martin, called the regularly scheduled meeting of the Baltimore County DRP to order at 6:00 p.m. The following panel members were:

Present

Mr. Ed Hord
Ms. Nikki Brooks
Mr. Mitchell Kellman
Mr. David Martin
Mr. Francis Anderson

Not Present

Ms. Julie Kirsch
Mr. Qutub Syed
Mr. Richard Jones
Mr. Matt D'Amico
Ms. Cecily Bedwell
Mr. John DiMenna

Residential reviewer: Mr. Fran Anderson

County staff present were: Jenifer Nugent, Jeff Mayhew, Brett Williams, William Skibinski, and Marta Kulchytska

Minutes of the February 14, 2018 Meeting

Mr. Mitchell Kellman moved the acceptance of the November 8, 2017 draft minutes. The motion was seconded Mr. Ed Hord and passed by acclamation at 6:01 p.m.

The approved minutes are filed as Appendix B.

ITEM 1

PROJECT NAME: 1933 West Joppa Road, RRLRAIA

DRP PROJECT #: 600

PROJECT TYPE: Residential review

PROJECT DESCRIPTION:

Emmett & Joanne Voelkel propose to build a 3200 + s.f. residence with attached garage at 1933 West Joppa Rd. The planned house will be a 1 ½ story cape cod highlighted by a 1st floor master bedroom wing, a covered front porch with a connector roof extending to an attached 2-car garage. The scale, siting and material selections were carefully chosen to be harmonious with the surrounding Candlewick neighborhood, to work within the existing confines of the natural topography, and to be sympathetic towards existing trees and natural environment.

DESIGN REVIEW PANEL COMMENTS:

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

Mr. Fran Anderson asked if there had been any outreach to the neighboring community. Mr. Voelkel replied that he had met with community members from 1927 and 1929 Old Court Road, but was not able to contact all of the surrounding community members. Mr. Anderson also inquired about the awkward hangover of the driveway and asked would it be removed. Mr. Voelkel replied that this portion of the driveway would be removed. Mr. Anderson stated that he had issues with the right elevation appearing too exposed and that more foundation plantings should be proposed with efforts made to improve the windows by aligning them and using crossheads over the windows on the right façade.

Ms. Nikki Brooks asked what color was proposed for the trim on the dwelling and the shingle color for the roofing. Mr. Voelkel replied the trim will be white and the roofing tiles will be asphalt grey shingles.

Mr. Ed Hord stated that he did find the foundation plantings to be suitable and thought that the plantings could be improved along with the landscape plan overall. He also expressed that the siding sample provided showing a faux wood grain did not look right and suggested smooth finish.

Mr. Mitchell Kellman asked if the minor subdivision plan had been approved and if the adjoining lots had ever been under common ownership. Mr. Voelkel responded that the minor subdivision is close to approval and that the lots have never been under common ownership.

Mr. David Marin had no comments on the project.

DISPOSITION:

Mr. Fran Anderson made a motion to approve the plan with the following conditions:

1. That the landscape plan be revised to show improvements on the southwest corner of the property.
2. That the windows on the right side elevation are aligned and crossheads are used to improve the look of that elevation.
3. That smooth siding is used on the proposed dwelling.

The motion was seconded by Mr. Hord and approved at acclamation at 6:27pm

ITEM 2

PROJECT NAME: 904 Applewood Lane, RRLRAIA

DRP PROJECT #: 578

PROJECT TYPE: Residential Review

PROJECT DESCRIPTION:

A new 4,525 sf structure at 904 Applewood Lane will be replacing a recently demolished home. Mr. Douglas Bothner, AIA LEED AP of Ziger/Snead, gave a presentation describing the architecture and layout of the dwelling. The new home will feature a partially finished basement with two levels of living space and an attached garage. The chimney and exterior of the home will feature the use of a norman brick facade with aluminum-clad windows and stained wood panel accents. The roof, gutters and downspouts will consist of a standing seam zinc roof with zinc gutters and downspouts throughout for a distinctive appearance. A stained wood screen will filter southern light from the rear facade for energy efficiency on the 2nd level of the home. Windows will consist of a mixture of casement and fixed units.

Mr. Kevin Gaughan, Senior Associate of Campion Hruby Landscape Architects, presented the proposed landscaping. The grounds of the property will be landscaped and designed to enhance some of the mature trees on the site. New brick planting areas at the entry will integrate the landscape into the house design and allow for minimal grade change. A covered concrete exterior patio with brick retaining walls will integrate the home into the landscape at the rear of the house to allow for a private, recessed outdoor area without requiring re-grading of the property. A new pervious surface parking area at the front of the home will feature landscaped planting beds to ensure sight lines from the public street are minimized for homeowner privacy. Stormwater runoff will be captured on-site with a new rain garden / bioretention facility at the north driveway entrance. The home will be accessed from Applewood Lane utilizing the existing asphalt entrance points from the prior home.

DESIGN REVIEW PANEL COMMENTS:

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

Mr. Fran Anderson asked if the community had been contacted. Mr. Bothner replied a community meeting was held February 5, 2018. Mr. Anderson stated that he liked the view of the west façade from 909 Applewood Lane.

Ms. Nikki Brooks stated that she thought it was a great project as proposed.

Mr. Ed Hord had no comments.

Mr. Mitchell Kellman had no comment.

Mr. David Martin had no comment.

DISPOSITION:

Mr. Fran Anderson made a motion to approve the project as presented.

The motion was seconded by Mr. Ed Hord and approved by acclamation of 6:49pm.

The meeting was adjourned at 6:49pm.