

Minutes
Baltimore County Design Review Panel
October 10, 2018
Approved

Contents

Call to order and announcements

Review of today's agenda

Minutes of the September 12, 2018 meeting

Items for initial or continued discussion

1. 1641 East Joppa Road, Valvoline Oil – Loch Raven Commercial Review
2. 208 Woodbrook Lane – RRLRAIA Residential Review
3. 904 Applewood Lane – RRLRAIA Residential Review
4. 1401 W. Joppa Road – RRLRAIA Residential Review
5. 1403 W. Joppa Road – RRLRAIA Residential Review
6. 1216 Boyce Avenue – RRLRAIA Residential Review

Adjournment of the Board meeting

Appendices

Appendix A

Agenda

Appendix B

Minutes – September 12, 2018 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. David Martin
Mr. Ed Hord
Ms. Cecily Bedwell
Mr. Mitchell Kellman

Not Present

Ms. Julie Kirsch
Mr. Qutub Syed
Mr. John DiMenna
Mr. Richard Jones
Mr. Matt D'Amico
Ms. Nikki Brooks

Residential reviewer: Mr. Bruce Boswell.

County staff present were: Jeff Mayhew, Jenifer Nugent, Marta Kulchytska, Ngone Seye Diop, and Brett Williams.

Minutes of the September 12, 2018 Meeting

Mr. Ed Hord moved the acceptance of the September 12, 2018 draft minutes. The motion was seconded by Mr. Mitchel Kellman and passed by acclamation at 6:01 p.m.

The approved minutes are filed as Appendix B.

ITEM 1

PROJECT NAME: 1641 East Joppa Road, Valvoline Oil

DRP PROJECT #: 606

PROJECT TYPE: Loch Raven Commercial Review

PROJECT DESCRIPTION:

1641 East Joppa Road, Valvoline Oil project was presented by Dino La Fiandra and Randolph Kazazian, representatives from Mid-Atlantic Lubes, LLC, and Nicole Reedy, Landscape Architect from Morris & Ritchie Associates.

The project proposes to redevelop the former First Mariner Bank property at the southwest corner of East Joppa Road and Loch Raven Boulevard with a Valvoline Instant Oli Change facility. The development includes drive thru lanes which enter off of Loch Raven Boulevard from the back of the new proposed building and exit out onto East Joppa Road. Additionally, the project proposes new signage and landscaping.

SPEAKERS:

Peter Moulder, Vice President, The Associates of Loch Raven Village expressed his concerns about the project. He stated that the proposed project would be a step backward with proposed use and building design.

Janice Krach agreed that the project does not fit with the area and that the traffic flow would be an issue.

Bruce Krauff, Loch Raven area resident for 44-years, indicated that there were major problems with leaking and containment materials from a gas station located up the street and expressed his concerns that the leakage could happen on this site.

DESIGN REVIEW PANEL COMMENTS:

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

Mr. Ed Hord suggested to use materials and color changes for the crosswalks at the vehicular entrances for pedestrian safety. He stated that more landscaping was needed at the corner of Loch Raven Boulevard and East Joppa Road and proposed to use tinted glass for the garage door bays.

Ms. Cecily Bedwell suggested to use headers above the rough openings of the brick. She also proposed to use warmer colors for the mortar. Ms. Bedwell agreed with Mr. Hord's suggestion that more landscaping is needed at the corner of Loch Raven Boulevard and East Joppa Road. She also indicated the need to connect the sidewalk in front of the building with the sidewalk in the back of the building.

Mr. David Martin suggested to tint the garage door windows and asked the Baltimore County staff if they have any additional comments.

Ms. Jenifer Nugent referenced the prepared staff report and referenced comment to provide an exit only sign for the Joppa Road access of the site and an outdoor amenity seating for employees.

DISPOSITION:

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

1. Provide headers above all rough openings of the brick (for example, either soldier course brick or stone lintels).
2. A warm mortar color should be used with the brick.
3. Connect the sidewalks in the front of the building and the back of the building with a connecting paved sidewalk along the side.
4. Increase landscaping at the corner of Loch Raven Boulevard and East Joppa Road in a layered effect.

5. Enhance the pedestrian travel ways across the vehicular entrances through either striped crosswalks or special paving.
6. Provide an exit only sign for the Joppa Road access of the site.
7. Provide outdoor amenity seating for employees.
8. The glass garage doors shall be tinted.

The motion was seconded by Mr. Ed Hord and approved by acclamation at 7pm.

ITEM 2

PROJECT NAME: 208 Woodbrook Lane

DRP PROJECT #: 607

PROJECT TYPE: RRLRAIA Residential Review

PROJECT DESCRIPTION:

208 Woodbrook Lane project was presented by Charles Alexander, of Alexander Design Studio.

The new home is designed as a series of pavilions linked together and forming internal courts as well as an elevated terrace to the rear. The garage is a similar pavilion on a slightly rotated geometry to further reference the informal vernacular of an outbuilding. Vehicular entry is from the high side of the site and curves around to a car court hidden by the garage massing. The main garage doors face away from the street with a side door for a work truck. The entrance to the home is by way of a private garden between two of the pavilions. The largest pavilion houses the main living areas which in turn open onto an elevated terrace between the house and the hill to the north. The exterior areas are screened from the street by the house. Materials are a stone base and board and batten siding with a metal standing seam roof.

DESIGN REVIEW PANEL COMMENTS:

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

Mr. Boswell asked if the garage door facing Charles Street can be moved to the back. He suggested to look at the possibilities to soften the east façade garage door with vegetation. Mr. Boswell inquired about the rationale for the design of stepping the stone base for the pavilions.

Mr. Ed Hord commented that he approved of the design.

Ms. Cecily Bedwell asked about the dimensions of the trim around the windows, window sills and if natural stone will be used. Mr. Alexander answered that the trim will be 4" and regarding the other questions they are in the process of negotiation with the contactor.

DISPOSITION:

Ms. Bedwell made the motion to approve the plan with the following conditions:

1. Soften the east façade garage door with landscaping in a natural fashion around the parking and the driveway access area.
2. The detailing of the natural stone veneer is to include proper capstone sills.
3. Provide detailing of the differentiation of sills on the windows and siding elevations.
4. Re-evaluate the design of the stone veneer step transitions to create a less drastic effect.
5. The panel is supportive of the 25' setback from the property line.

The motion was seconded by Mr. Boswell and approved by acclamation at 7:24 pm.

ITEM 3

PROJECT NAME: 904 Applewood Lane

DRP PROJECT #: 608

PROJECT TYPE: RRLRAIA Residential Review

PROJECT DESCRIPTION:

904 Applewood Lane project was presented by Charles Alexander, of Alexander Design Studio.

The proposed single family house is to be located at 904 Applewood Lane. The site is a very deep lot that slopes up moderately for its full depth as well as having a cross slope to the west. The previous house that was demolished had two driveway entrances looping around some evergreen street trees. The project envisions a single entry drive that splits between guest parking in front of a terraced entry and a snaking driveway to a side loaded garage hidden from the entry and street. The garage drive allows movement vertically to a higher garage elevation allowing the rear of the house to match better with the elevations of the back yard. Windows into the basement are along the west side of the house. The massing of the house is primarily one story with a large shed dormer feature on the front and gables and a clerestory dormer on the rear. The lone two story part of the massing is at the entrance. Materials are white board and batten siding over a grey brick base with a grey metallic standing seam roof. Windows are aluminum clad with a dark finish.

DESIGN REVIEW PANEL COMMENTS:

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

Mr. Boswell inquired about the garage side elevations, specifically about the use of brick on one side of the door and board and batten materials on the other side.

Mr. Ed Hord had similar comments about the use and transition between materials.

Ms. Cecily Bedwell stated that it is difficult to read and understand from the 3D rendering how the detailing works, the west elevation is geometrically too busy because there are no distinctions between materials. She also commented that landscaping is proposed nicely.

Mr. Mitchell Kellman and Mr. David Martin both had no additional comments.

DISPOSITION:

Ms. Bedwell made the motion to approve the plan with the following conditions:

1. Resolve the changes on the elevations between the brick masonry and board and batten to transition at window frames.
2. Refine the details of the eave trim versus the window surrounds and include differentiated sills.
3. Include a precast sill to top the masonry elements and to cap the masonry site walls.

The motion was seconded by Mr. Ed Hord and approved by acclamation at 7:51pm.

ITEM 4

PROJECT NAME: 1401 W. Joppa Road

DRP PROJECT #: 609

PROJECT TYPE: RRLRAIA Residential Review

PROJECT DESCRIPTION:

1401 W. Joppa Road was presented by Mr. Chris Mudd, followed by Mr. Toby Mink. The proposed single family house is to be located at 1401 Joppa Road. The property will consist of .6995 acres.

The house design will consist of a 4,098 sf of finished space. The house is designed by architect, Mr. Greg Little. The proposed materials include multiple textures, real stone veneer and multiple window applications. The site is well buffered and there will be no visibility from Joppa Road.

DESIGN REVIEW PANEL COMMENTS:

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

Mr. Boswell suggested to remove the front windows shutters as there were no shutters proposed on the rest of the house.

Ms. Cecily Bedwell suggested to provide differentiation of windows sills and headers over the windows, and to include a 10' band board to transition between base material and siding.

Mr. Mitchell Kellman and Mr. David Martin had no comments.

DISPOSITION:

Ms. Bedwell made the motion to approve the plan with the following conditions:

1. Provide a 10" nominal band board where the siding meets the water table.
2. Provide differentiation of window sills and headers over windows.
3. The one remaining rake on the front elevation should be properly returned.
4. Remove the shutters from the two front windows.

The motion was seconded by Mr. Ed Hord and approved by acclamation at 8:08pm.

ITEM 5

PROJECT NAME: 1403 W. Joppa Road

DRP PROJECT #: 610

PROJECT TYPE: RRLRAIA Residential Review

PROJECT DESCRIPTION:

The project was presented by the owner, Mr. Chris Mudd.

The proposed single family house, traditional craftsman style home, includes multiple textures, real stone veneer, multiple window applications, a chimney, and 3-car garage.

DESIGN REVIEW PANEL COMMENTS:

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

Mr. Boswell stated the neighborhood association contacted him about the run-off from the site and what has been done to mitigate water run-off. Mr. Mudd explained the stormwater management and how the run-off will be directed to the underground drain and to the above ground swale. Additionally, new trees will be planned to assist with stormwater management.

Mr. Ed Hord had no comments.

Ms. Cecily Bedwell was pleased to hear that the applicant is going to use real veneer stone. She suggested to include a 10' nominal trim band board above the water table and commented that the overall details were nicely presented.

Mr. Kellman and Mr. David Martin had no comments.

Ms. Jenifer Nugent asked what kind of material will be used for the base.

Mr. Mudd answered that potentially it will be stone veneer.

DISPOSITION:

Ms. Bedwell made the motion to approve the plan.

Note: Applicant is to provide base material detailing to the Department of Planning prior to submitting building permit application.

The motion was seconded by Mr. Boswell and approved by acclamation at 8:21 pm.

ITEM 6

PROJECT NAME: 1216 Boyce Avenue

DRP PROJECT #: 611

PROJECT TYPE: RRLRAIA Residential Review

PROJECT DESCRIPTION:

The project was presented by Mr. Aaron Feivelson. Sunfire Custom Homes will be constructing a new 4,274 sf home at 1216 Boyce Avenue designed by Dean Thomas Design Group. The new home will feature two story living with a main floor space of 2,569 sf, an upper floor space of 2,463 sf and include 1,990 sf of developed living space below grade. The home includes an attached 1,216 sf. 3-car garage. The property will be landscaped by Stonehill Design to enhance the existing natural vegetation on the property.

SPEAKERS:

Mr. Mark Heckman, resident of 7805 Overbrook Road expressed his concerns about site planning and site grading issues.

Mr. David Wingate, resident of 1218 Boyce Avenue expressed his concern about stormwater and the location of the proposed driveway which is too close to his property. Mr. Wingate suggested to use the existing driveway to the property.

DESIGN REVIEW PANEL COMMENTS:

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

Mr. Boswell asked to address community's concerns about stormwater run-off.

The applicant explained that with the current proposed plan about 70% of storm water run-off was reduced.

Mr. Ed Hord stated that east elevation should be redesigned to remove the bulky shaped box.

Ms. Cecily Bedwell agreed with Mr. Hord and asked if material to be used will be stucco, and added that additional landscaping would help with the stormwater issues.

Mr. Kellman asked if sediment and stormwater plans were approved.

DISPOSITION:

Mr. Hord made the motion to approve the plan with the following conditions:

1. Redesign the east façade to remove the bulky shaped box.
2. Provide lime stone base around all facades so stucco does not wick water from the ground plane.

The motion was seconded by Mr. Boswell and approved by acclamation at 8:54 pm.

The DRP meeting adjourned at 8:55 pm.