

Minutes
Baltimore County Design Review Panel
November 14, 2018
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. Nikki Brooks
Mr. Mitchell Kellman

Not Present

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

Residential reviewer: Mr. Fran Anderson.

County staff present were: Jenifer Nugent, Ngone Seye Diop and Brett Williams.

Minutes of the October 10, 2018 Meeting

Mr. Ed Hord moved the acceptance of the October 10, 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: 1214 Boyce Avenue

DRP PROJECT #: 612

PROJECT TYPE: RRLRAIA Residential Review

PROJECT DESCRIPTION:

1214 Boyce Avenue, RRLRAIA Residential Review was presented by Mr. Walter Daniels, Architect from Daniels and Associates Architects and Mr. Lloyd Martin, Landscape Architect. The owner, Mr. Bruce Lamb, was also present.

The project proposes to remove the existing house and replace it with a new two-story 4739 square feet single family dwelling approximately in the same location. The proposed dwelling will be a two-story colonial with attached three-car garage. The front of the house will face Boyce Avenue with the driveway, leading to a side loaded garage, in the same location as the existing one.

Materials used to face the foundation and front accent will be natural stone veneer color "Baja Brown". The main body of the house will be Hardi-siding color "Woodland Cream". Columns and trim will be PVC painted white. Windows will be Andersen 400 series color white with black shutters. The front door will be stained and the garage doors will be white carriage house style with glass in the upper section. The roof will be 12/12 and 7/12 slopes of GAF timberline architectural asphalt shingles in color "Pewter Grey Blend" and the metal accent roofing will be "Slate Grey".

The site will be landscaped by maintaining or improving the existing trees and privacy screening. The existing site grades will be maintained with some grading and small stone-faced retaining walls with landscaping near the foundation.

SPEAKERS:

Ms. Judy Wright who resides at 1213 Boyce Avenue, expressed her concern about the decimated coverage between the proposed dwelling, where the new driveway is proposed and the house on the left side. She questioned what coverage will go to the west side of the driveway to protect the houses that have their rear to the new driveway.

Staff confirmed that the driveway in question is located at 1216 Boyce Avenue. This property, DRP project # 611, was reviewed during the October 10, 2018 DRP meeting. DRP members stated it would have been a good comment for last month meeting.

DESIGN REVIEW PANEL COMMENTS:

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

Mr. Fran Anderson asked if the homeowners were present. The owner, Mr. Bruce Lamb identified himself. Mr. Fran Anderson suggested to hold back on existing hedges on the east side of the driveway for sight distance. Staff confirmed that the hedges were outside of the property. Mr. Fran Anderson further questioned the location of the electrical services/generator and whether the applicant had contacted the community.

Mr. Ed Hord suggested using a smooth siding material on the proposed dwelling to make it look more like wood. He also suggested that the applicant use deer resistant plants such as native plants and to consider adding more screening on the west side of the proposed dwelling. Mr. Hord stated he likes the design of the proposed dwelling.

Ms. Nikki Brooks suggested removing any proposed shutters that do not fit the windows when closed. She also suggested raising the height of the water table on the front garage to match the height of the water table on the porch. Ms. Brooks stated she likes the original railing on the house.

Mr. Mitch Kellman and Mr. David Martin did not have any additional comments.

DISPOSITION:

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

1. Use smooth siding to make the material look more like wood.
2. Make the window head trims on the front and side elevations look more like the window head trims shown on the rear.
3. Adjust the height of the water table on the front garage to match the height of the water table on the porch.
4. Consider deer resistant, native plants for the landscaping.
5. Keep the original railing's design.
6. Eliminate the shutters that do not fit the windows when closed.

The motion was seconded by Mr. Fran Anderson and approved by acclamation at 6:37 pm.

The meeting adjourned at 6:37 pm.