

***Minutes***

Baltimore County Design Review Panel

September 11, 2019

**APPROVED**

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**Call to order and announcements**

**Review of today's agenda**

**Minutes of the June 19, 2019 meeting**

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2. 7814 Ruxwood Road - RRLRAIA - Residential Review
3. 321 South Wind Road - RRLRAIA - Residential Review

**Adjournment of the Board meeting**

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***Appendices***

**Appendix A**

Agenda

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Minutes – June 19, 2019 meeting, as approved

***Minutes***

Baltimore County Design Review Panel  
September 11, 2019

**APPROVED**

**Call to order**

Design Review Panel (DRP) Chair, Ms. Nikki Brooks, called the regularly scheduled meeting of the Baltimore County DRP to order at 6:00 p.m. The following panel members were:

**Present**

Ms. Nikki Brooks  
Mr. Joseph Ucciferro  
Ms. Kelly Ennis  
Mr. Fran Anderson  
Mr. Deane Rundell

**Not Present**

Mr. John DiMenna  
Ms. Cecily Bedwell  
Mr. Matt D'Amico  
Mr. Donald Kann  
Mr. Matt Renaud  
Mr. Qutub Syed

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

**Minutes of the June 19, 2019 Meeting**

Ms. Nikki Brooks moved the acceptance of the June 19, 2019 draft minutes. The motion was seconded by Mr. Joseph Ucciferro and passed by acclamation at 6:04 p.m.

The approved minutes are filed as Appendix B.

## **ITEM 1**

**PROJECT NAME:** 599 Carysbrook Road

**DRP PROJECT #:** 619

**PROJECT TYPE:** Sudbrook Park Residential Review

### **PROJECT DESCRIPTION:**

The 599 Carysbrook Road presentation was given by Mr. Travis Omopariola of O.M.O. Dynasty. The project proposes a 1900sf single family detached residential home with a one car garage. The architecture will consist of brick, straight cut siding, asphalt architectural style shingles, and traditional black shutters. Mr. Omopariola proposes to remove three trees that are in the front of the dwelling which will provide a better view of the proposed home. The trees in the rear of the home are to be preserved.

### **DESIGN REVIEW PANEL COMMENTS:**

Ms. Nikki Brooks, DRP Acting Chair, opened up the floor to the panel members for discussion.

Mr. Rundell, the Sudbrook Park residential reviewer, stated that he thought the house was not out of scale with the rest of the homes in the neighborhood. He stated the shutters did look out of scale. He felt the garage should be pushed back so the front door would become the primary focus of the front façade. Mr. Rundell stated that the applicant should remove the reverse gable which would be a better fit for the look of the roof. He also felt that the undergrowth of vegetation in the front of the dwelling should be removed but the red oak should be preserved. Mr. Rundell would also like to see a conceptual landscape plan. Mr. Rundell stated that he liked the color of the brick being used but not the vertical striations. He told Mr. Omopariola he should consider a three brick reveal on the front façade of the home as is applied to other homes in the community.

Ms. Kelly Ennis had no comment on the plan.

Mr. Ucciferro stated that he would like to see the proposed brick without the striations and that Mr. Omopariola should investigate the site to see if there are any specimen trees on the property. Mr. Ucciferro referred him to the Department of Environmental Protection and Sustainability.

Ms. Nikki Brooks felt the garage should be pushed back and that a decorative element should be placed above the front door.

### **DISPOSITION:**

Ms. Nikki Brooks made the motion to give the project a conditional approval with the follow up review to be done administratively by the Department of Planning. The conditions are as follows:

1. The garage should be pushed back and flush with the front façade with a decorative element over the front door.
2. Remove the reverse gable.
3. Make all shutters to scale to fit windows.

4. Provide a conceptual landscape plan.
5. Confirm with the Department of Environmental Protection and Sustainability that there are no specimen trees on the site.
6. The color of the brick should be kept, but the vertical striations on the brick should be removed.
7. Provide a three brick reveal to the front façade.

The motion was seconded by Ms. Kelly Ennis and approved by acclamation at 6:32 pm.

## **ITEM 2**

**PROJECT NAME:** 7814 Ruxwood Road

**DRP PROJECT #:** 618

**PROJECT TYPE:** RRLRAIA Residential Review

### **PROJECT DESCRIPTION:**

The 7814 Ruxwood Road presentation was done by Jamie Smith, the owner of the property, Lloyd Martin, Landscape Architect, and Laura Glantz, Architect of Asher Associates Architects.

The project proposes a 4 bedroom single family residence with a detached garage. The slope of the site acts as a guide to locate the entry drive, parking court and detached garage on the side of the home.

This allows the entire structure to pull forward on the site and minimizes the overall site disturbance.

There are retaining walls proposed on the site. The dwellings' rooflines, bell eaves, and corbel details are accentuated by the materials selections of eastern shingle siding, natural stone and veneer, and Alaskan cedar roofing. The stone will be a butler stone with white wash. The dwelling will have traditional shutters, flower boxes and the garage and front door will be mahogany. The dwelling will be 1 ½ stories and the foundation plantings will be evergreens and deciduous trees.

### **DESIGN REVIEW PANEL COMMENTS:**

Ms. Nikki Brooks, DRP Acting Chair, opened up the floor to the panel members for discussion.

Mr. Fran Anderson inquired if Mr. Smith met with the neighbors.

Mr. Smith stated he met with 6 of the neighboring home owners and the Ruxton community association and they had no outstanding issues with the development.

Mr. Anderson asked "what's the existing foundation at the back of the house?"

Mr. Smith replied concrete.

Ms. Kelly Ennis stated that it was a nicely put together package and that she had no comment.

Mr. Joseph Ucciferro inquired about the overhead power lines over the top left corner of the house and what the time line was for underground construction.

Mr. Smith stated that they won't know until they have a meeting with BGE.

Mr. Ucciferro asked “how are you dealing with storm water management?”

Mr. Smith stated that there will be an underground drywell system. He said they will be changing the grade of the driveway so that the water runoff will run into the drywell.

**DISPOSITION:**

Ms. Nikki Brooks made the motion to approve the project.  
The motion was seconded by Mr. Joseph Ucciferro and approved by acclamation at 6:57 pm.

**ITEM 3**

**PROJECT NAME:** 321 South Wind Road

**DRP PROJECT #:** 617

**PROJECT TYPE:** RRLRAIA Residential Review

**PROJECT DESCRIPTION:**

The 321 South Wind Road presentation was given by Mr. Alan Klatsky of Prestige Development Inc. The project proposes to raze the exiting dwelling and rebuild a 2,902sf home to the same footprint. The architecture consist of wood shutters, natural stone on the front façade, board and batten siding and architectural shingles. The dwelling will have a side loaded 3 car garage. The trees and vegetation in the rear of the house are to remain.

Ms. Nikki Brooks opened up the floor to community members who wished to speak on the proposed project.

Mr. Mike Barta, the neighbor who lives at 903 East Wind Road, spoke about the height of the proposed dwelling versus the height of the neighboring dwellings and stated that it was small in scale. He questioned how storm water management will be done as he was concerned about receiving more water runoff during heavy storms and about the location of the gutters and the proposed walkout. He also wanted some landscaping done in the rear.

Mr. Klatsky stated that sheets 7 and 8 of the package show where the gutters would be located and no additional runoff would affect Mr. Barta’s property. He stated as far as the height of the proposed dwelling, it is 35 feet 6 inches and it will be built a little smaller than the existing dwelling.

Mr. Patrick Brooks, the neighbor at 323 South Wind Road, stated that his major concerns were drainage and storm water management. He also thought that the stone and board and batten being used on the proposed dwelling was not compatible with the other dwellings in the neighborhood. He stated that there were no shutters on the windows and there was no aesthetics to the architecture.

Ms. Jennifer Barta, the neighbor who lives at 903 East Wind Road, stated that she echoes all of Mr. Mike Barta’s issues and really wanted more architectural treatments provided to the rear of the house.

Mr. Sean Hill, the neighbor who lives at 901 East Wind Road, stated that he was concerned with the roof transition.

### **DESIGN REVIEW PANEL COMMENTS:**

Ms. Nikki Brooks, DRP Acting Chair, opened up the floor to the panel members for discussion.

Mr. Fran Anderson asked if the existing dwelling had been razed already.

Mr. Klatsky stated that they had already attained a razing permit and the dwelling was razed two months ago.

Mr. Fran Anderson stated that all storm water management concerns will be dealt with by the Department of Environmental Protection and Sustainability. He inquired if they will leave the grade and just add the turf to the tennis court when the existing court is removed.

Mr. Klatsky replied yes.

Mr. Anderson stated that the applicant should provide a landscape plan that addresses more than just the front of the house. He asked where the air conditioning unit would go.

Mr. Klatsky replied it will go to the left rear of the dwelling.

Mr. Anderson stated that the front façade and roofline should be less complex. Mr. Anderson liked how the three car garage was done. He stated that the shutters and headers should be placed on all windows and carried around the sides and rear of the proposed dwelling.

Mr. Joseph Ucciferro asked about the size of the site.

Mr. Klatsky replied 0.84 acres.

Mr. Ucciferro asked if the material used from the sidewalk up to the front porch is to be concrete.

Mr. Klatsky replied it is Blue Stone.

Ms. Nikki Brooks agreed with Mr. Anderson that the shutters should go on all windows and around the sides and rear. She stated that some of the shutters look out of proportion and should be built to fit the windows. She stated she would like to see cast headers around the windows.

Ms. Kelly Ennis had concerns about the windows. She stated that one of the windows looked like it led to nowhere and should be removed. She stated that she wanted to see more consistency with the windows and shutters.

### **DISPOSITION:**

Mr. Fran Anderson made the motion to conditionally approve the project with the final review being done by the Department of Planning. The conditions are as follows:

1. Provide shutters on all windows on the dwelling. The windows and shutters should be carried around all sides of the house where possible. There should be trim applied to the windows without shutters.

2. Resize the gable so that it is smaller and more proportionate to the front façade of the dwelling.
3. Provide stone cast headers to the windows on the front façade of the dwelling.
4. Provide a landscape plan that addresses the front as well as the sides and rear of the property.
5. Indicate the location of the air conditioner on the site plan.

The motion was seconded by Ms. Kelly Ennis and approved by acclamation at 7:33pm.

The meeting was adjourned at 7:33pm.