Minutes

Baltimore County **D**esign **R**eview **P**anel

October 2, 2019

APPROVED

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Baltimore County **D**esign **R**eview **P**anel
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Call to order

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

Present	**Not Present**
Mr. John DiMenna	Ms. Nikki Brooks
Ms. Cecily Bedwell	Ms. Kelly Ennis
Mr. Joseph Ucciferro	Mr. Matt D'Amico
	Mr. Donald Kann
	Mr. Matt Renauld
	Mr. Qutub Syed

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

Minutes of the September 11, 2019 Meeting

Mr. Ucciferro moved the acceptance of the September 11, 2019 draft minutes. The motion was seconded by Mr. John DiMenna and passed by acclamation at 6:02 p.m.

The approved minutes are filed as Appendix B.

- **Before the first presentation Ms. Jenifer Nugent stated that eight Ruxton residential reviewers were contacted to see if they could serve on the Design Review Panel and all of them declined due to prior engagements. She stated that there was a quorum and the meeting would proceed as normal. Ms. Nugent informed that panel that all dispositions would be conditional and would be based upon not only the tonight's panel member's comments but the comments of a Ruxton residential reviewer who will review at a later date. All parties in attendance of the meeting were agreeable to this process.**

ITEM 1

PROJECT NAME: 1001 Rolandvue Road

DRP PROJECT #: 620

PROJECT TYPE: RRLRAIA Residential Review

PROJECT DESCRIPTION:
The presentation was given by Mr. Vincent Greene, of Vincent Greene Architects, and Mr. Chris Daly, of Vincent Greene Architects.

The previous dwelling on the site was destroyed by a fire. The dwelling was removed and the site has been cleared. The applicant will provide a compact, compressed dwelling footprint that will be rotated to give a view of the front façade as you enter the site and will give opportunities to see view corridors of open vegetative areas and riverine slopes. The dwelling will be accessed via a shared driveway off of Rolandvue Road. The home will be two-stories with a covered entry porch in the front and a wraparound screened porch in the rear. The home will have an attached, 3 car garage with carriage style doors with windows. Materials for the home consist of French doors, Hardie Shingle siding, architectural asphalt shingle roofing and double hung windows. The water table will be thin stone veneer and lighting will consist of wall mount sconces.

At this time Mr. DiMenna opened the floor to community members who wished to speak about the proposed project.

Mr. Shaun Latchford, neighbor at 925 Rolandvue Road, stated that he had concerns about the proposed driveway and that it appeared to encroach upon the existing access easement. He was also concerned about car headlights flashing into the windows of his home. Mr. Latchford also inquired about the septic fields and how well they would handle water runoff.

Mr. Joseph Malandruccolo, neighbor at 1011 Rolandvue Road, stated that he had concerns about stormwater runoff and didn't think the septic fields were adequate.

DESIGN REVIEW PANEL COMMENTS:
Mr. John DiMenna opened up the floor to the panel members for discussion.

Mr. Ucciferro stated that the presentation was nice but he did not see a grading plan and asked if one had been done.

Mr. Greene stated that they had a full grading plan that will be reviewed by the County.

Ms. Bedwell stated that she thought the package was well put together. She inquired if the stone being used would be a natural quarry stone.

Mr. Greene replied yes.

Mr. DiMenna asked what the floor elevation was and the difference in height between it and the natural grade.

Mr. Greene replied that the floor elevation was at 101.5 and the grade that wrapped around the house was at about 99.

Ms. Bedwell inquired about the bamboo at the rear of the site and if it would be removed.

Mr. Greene replied yes.

DISPOSITION:
Ms. Bedwell made a motion to approve the project conditioned upon residential review and the following:

1. The panel approves proposed materials of
    - Rectangular rough stone 2" thick veneer
    - Hardie plank shingle siding
    - Carriage style asphalt shingle roofing
    - Cottage style windows with upper grilles of simulated divided light and single lower pane.

The motion was seconded by Mr. Joseph Ucciferro and approved by acclamation at 6:50 pm.

***After further review by the Ruxton residential reviewer, Mr. Fran Anderson, he had no further comments and concurred that the conditions as voted will stand.**

ITEM 2

PROJECT NAME: 7303 Brightside Road

DRP PROJECT #: 503

PROJECT TYPE: RRLRAIA Residential Review

PROJECT DESCRIPTION:
The presentation was given by Ms. Susan Harrington of Ratcliffe Architects.

The new home proposed for 7303 Brightside Road blends traditional architectural design elements found in American classic "Dutch-colonial" and shingle-style homes. The design features gambrel roofs, shingle siding with traditional woven corner detailing, as well as a full stone water table. The design of the home also allows for use of modern-day materials, such as PVC trim, composite shingles and insulated garage doors, as well as clad wood windows with simulated divide lights with spacer bars.

At this time Mr. DiMenna opened up the floor to community members who wished to speak on the proposed project.

Mr. Timothy Hart, the neighbor at 7214 Bellona Avenue, had concerns about the access and its safety. He stated that the access point will go from one to three and the drive way would loop in and out.

Ms. Lisa Hartiman, the neighbor at 7305 Brightside Road, stated that she was told that landscaping between her property line and the proposed home at 7303 would occur. She had concerns about the lights and noise when the outdoor space is being used and would like some vegetative screening to mitigate impacts upon her residence.

DESIGN REVIEW PANEL COMMENTS:
Mr. John DiMenna opened the floor up to the panel members for discussion.

Ms. Bedwell thought the presentation was well executed and the materials proposed were nice. She inquired if there were any previous structures on the site.

Ms. Harrington replied no.

Ms. Bedwell asked if the proposed stone was a natural quarry stone.

Ms. Harrington replied yes.

Mr. Ucciferro stated that the plan indicates that there is a 25 foot setback to the rear property line where the office space is shown but when he measured it with a scale the setback was not 25 feet.

Ms. Harrington indicate that the setback is measured through the building envelope at a parallel angle instead of perpendicular. She also state that the proposed dwelling is meeting all of the setback requirements set forth by the County.

Mr. Ucciferro stated that he agreed with Ms. Hartiman and would like to see more landscaping in the rear of the property.

Mr. DiMenna stated that he liked the project and had no comments.

DISPOSITION
Mr. Ucciferro made a motion to approve the project conditional upon residential review and the following:

1. The materials shown shall be approved as presented.
2. Provide a landscape buffer along the southwest property boundary to mitigate impacts upon neighbors.

The motion was seconded by Ms. Cecily Bedwell and approved by acclamation at 7:19pm

The meeting was adjourned at 7:20pm.

***After further review by the Ruxton residential reviewer, Mr. Fran Anderson, he had no further comments and concurred that the conditions as voted will stand.**