

*Minutes*  
Baltimore County Design Review Panel  
June 10, 2020  
**APPROVED**

*Contents*

**Call to order and announcements**

**Review of today's agenda**

**Minutes of the February 12, 2020 meeting (no meetings held in March, April and May 2020)**

**Items for initial or continued discussion**

1. 1627 Jeffers Road, RRLRAIA Residential Review.

**Adjournment of the Board meeting**

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*Appendices*

**Appendix A**  
**Appendix B**

Agenda  
Minutes – February 12, 2020 meeting, as approved

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Baltimore County Design Review Panel  
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**Call to order**

Design Review Panel (DRP) Chair, 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**

Mr. John DiMenna  
Ms. Cecily Bedwell  
Mr. Joseph Ucciferro  
Mr. Matt Renauld

**Not Present**

Mr. Qutub Syed  
Ms. Nicole Brooks  
Mr. Matt D'Amico  
Ms. Kelly Ennis  
Mr. Donald Kann

Residential reviewer present was: Mr. Francis Anderson

County staff present were: Pete Gutwald, Jeff Mayhew, Jenifer G. Nugent, Marta Kulchytska, Brett W. Williams and Te-Sheng Huang

**Minutes of the June 10, 2020 Meeting**

Ms. Cecily Bedwell moved the acceptance of the February 12, 2020 draft minutes. The motion was seconded by Mr. John DiMenna and passed by acclamation at 6:05 p.m.

The approved minutes are filed as Appendix B.

## **ITEM 1**

**PROJECT NAME:** 1627 Jeffers Road

**DRP PROJECT #:** 624

**PROJECT TYPE:** RRLRAIA Residential Review

### **PROJECT DESCRIPTION:**

The presentation was given by Mr. Robert Della Vecchia who is the homeowner.

This proposed project is to add a new master bedroom suite, a family room, and a guest room onto the existing single-family detached dwelling of 2,200 square feet. The property of the dwelling is 10,000 square feet in size and is zoned DR 3.5. The proposed dwelling addition will add an estimated 1,600 square feet. The architectural design of the addition will maintain the mid-century modern style of the Thornleigh community. The building façade will be covered with gray vinyl siding and the roof will be replaced with black asphalt shingles in accordance with the Thornleigh Improvement Associations' neighborhood covenants.

### **SPEAKERS:**

There were no speakers signed up to speak for this project.

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

DRP Chair, Mr. John DiMenna opened up the floor to the panel members for discussion.

Mr. Francis Anderson asked about the feedback from the adjacent neighbors and the community association. Regarding the site plan, he inquired about the grade of the addition and the existing driveway. In terms of landscaping, he suggested to use plants to mitigate the impact of the addition to the neighbor on the left side. He further inquired the reason for including two separate doors in the plan. In addition, he ensured that the drawings should clearly indicate the replacement of all sidings and shingles of the existing dwelling. Finally, he expressed concern of the inconsistency of the existing windows and the new windows of the addition, particularly on the left elevation.

Mr. Joe Ucciferro gave an advisory comment that the applicant should confirm that the elevation of the addition needs to be at least 2 feet above the 100 year riverine floodplain as mandated by the Administrative Law Judges Order.

Ms. Cecily Bedwell also expressed concern of the mismatch of siding materials between the existing dwelling and the proposed addition. She questioned the inconsistency of windows in terms of window grids and shutters and further recommended that not every window have shutters but that the windows should be compatible and consistent with the surrounding neighborhood, particularly on the visible sites (i.e. the street side and building sides that are visible from the street).

Mr. Matt Renauld stated that the landscape plan should include more foundation plantings and additional evergreen trees along the side where the addition is proposed. He further suggested the protection and preservation of the existing vegetation and trees in the backyard during the construction.

Mr. John DiMenna had no additional comments.

**DISPOSITION:**

Mr. Francis Anderson made the initial motion to approve the proposed project with several conditions. Following Mr. Anderson, Ms. Cecily Bedwell made another motion with an additional condition. All the conditions that are listed hereafter should be addressed in the new drawings and re-submit to the Department of Planning for the review:

1. Building elevation plans:
  - (1) Specify the replacement of the existing windows in terms of window style (with or without grids) and elevation, ensuring the consistency and compatibility of the windows of the existing dwelling and the addition.
  - (2) Specify the replacement of shutters as to foster consistency of the window shutters, particularly on the visible sides from the street.
  - (3) Indicate the replacement of all the existing siding with gray vinyl siding.
2. A roof plan:
  - (1) Indicate the replacement of the roof with black asphalt shingles.
3. A landscape plan:
  - (1) Indicate on the plan the preservation of the existing tress in the rear of the property.
  - (2) Avoid use of invasive plants for the new planting, use native and an adaptive planting pallet.
  - (3) Specify the location of additional foundation plantings, and add additional screening between the addition and the neighbor on the left side for reducing the visual impact.
4. A foundation plan:

Based on ZAC Case No. 2019-0491-SPH, the Office of Administrative Hearings (OAH) approved a variance from the Department of Public Work's Storm Drainage Design Standards Plate DF-1, allowing a setback of the 100 year riverine floodplain of 13 ft. in lieu of the required 20 ft. for the proposed addition added to the existing dwelling on 1627 Jeffers Road.

  - (1) The condition for such approval is that the lowest floor elevation of the proposed addition would be at least 2 feet above the current floodplain elevation.
  - (2) Specify the construction of the addition is at least two feet above the current FEMA floodplain elevation.

The motions were seconded by Ms. Cecily Bedwell and approved by acclamation at 6:39 p.m.

The meeting was adjourned at 6:40 p.m.