

Minutes
Baltimore County Design Review Panel
October 13, 2021
Approved

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Call to order and announcements

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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 6:30 p.m. The following panel members were:

Present

Mr. John DiMenna
Mr. Raj Sharma
Ms. Julie Soss

Not Present

Ms. Cecily Bedwell
Mr. Donald Kann
Ms. Hyon Rah
Ms. Kelly Ennis
Mr. Matt Renauld
Mr. Joseph Ucciferro

Residential Reviewer: Mr. Francis D. Anderson

County staff present: Jenifer Nugent, Te-Sheng Huang and Brett M. Williams.

Minutes of the September 8, 2021 Meeting

Mr. Francis Anderson moved the acceptance of the September 8, 2021 draft minutes. The motion was seconded by Ms. Julie Soss and passed by acclamation at 6:31 p.m.

The approved minutes are filed as Appendix B.

ITEM 1

PROJECT NAME: 8315 Bellona Avenue

DRP PROJECT #: 641

PROJECT TYPE: RRLRAIA Residential Review

PROJECT DESCRIPTION:

The presentation was given by Mr. Sharad Garg, the homeowner, and Mr. Greg Little of GBL Custom Homes.

The applicant proposes to build a 5000sf single family home at 8315 Bellona Avenue. The site is a part of the Ridge School Subdivision. Architectural materials and finishes will include black fiberglass Tesla Solar roof (or GAF architecture shingles), standing seam metal roofing, James Hardie arctic white vertical board and batton, James Hardie Arctic white lap siding, Pella black 5-panel stacked sliding door, and black casement windows. The material for the garage will be of tight stacked stone veneer.

SPEAKERS:

Will Andrew, Tresurer of the Ridge at Ruxton HOA, expressed concerns about site management as far as grading, water management, tree preservation and forest conservation protection efforts. He also indicated that the final architectural approval is required to be reviewed by the Ridge Ruxton Architectural Committee.

DESIGN REVIEW PANEL COMMENTS:

Mr. DiMenna opened the floor for discussion amongst the panel members.

Mr. Anderson indicated that the proposed house should take into consideration the context of the existing adjacent dwellings on Bellona Avenue. He stated that the proportion, massing and scale of the proposed house are more prominent than the surrounding dwellings. Mr. Anderson had concerns with the visibility of the garage and retaining wall indicating the visual impacts should be minimized with vegetative screening. He asked if the existing vegetation in the public right-of-way would be disturbed. He inquired about the proposed materials at the face of the house and windows under the patio. He suggested the second floor pediment be recessed to soften the view of the dwelling.

Ms. Soss echoed Mr. Anderson's comment about the height and visibility of the retaining wall. She suggested using sustainable planting materials and possibly replanting some shrubs in the rear of the house.

Mr. Sharma stated that the plan should comply with the HOA guidelines.

Mr. DiMenna agreed with comments made by Mr. Anderson pertaining to the retaining wall and the context to the adjacent dwellings on Bellona Avenue. He asked if the applicant considered a truncating hip and lowering the massing of the gable. He suggested that the arborist note be removed because there will be no disturbance in the public right-of-way.

DISPOSITION:

Mr. Francis Anderson made a motion to approve the plan as presented with the condition that the arborist note be clarified to indicate the area in the public right-of-way will not be disturbed except for the driveway entrance access.

The motion was seconded by Ms. Julie Soss and approved by acclamation at 7:25 p.m.

A motion to adjourn the meeting was made by Mr. DiMenna and was seconded by Ms. Soss. The meeting was adjourned at 7:26 p.m.