

Minutes
Baltimore County Design Review Panel
March 9, 2022
Approved

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Call to order and announcements

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Minutes – January 12, 2022 meeting, as approved

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Call to order

Design Review Panel (DRP) Chair Cecily Bedwell, called the regularly scheduled meeting of the Baltimore County DRP to order at 6:02 p.m. The following panel members were:

Present

Ms. Cecily Bedwell
Ms. Hyon Rah
Mr. James Stevens
Mr. Raj Sharma
Ms. Kelly Ennis
Mr. Matt Renauld

Not Present

Mr. Joseph Ucciferro
Mr. Donald Kann
Ms. Julie Soss

Residential reviewer Francis D. Anderson was also present.

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

Minutes of the January 12, 2022 Meeting

Mr. Matt Renauld moved the acceptance of the January 12, 2022 draft minutes. The motion was seconded by Ms. Kelly Ennis and passed by acclamation at 6:07 p.m.

The approved minutes are filed as Appendix B.

ITEM 1

PROJECT NAME: 1905 Indian Head Road

DRP PROJECT #: 645

PROJECT TYPE: RRLRAIA Residential Review

PROJECT DESCRIPTION:

The presentation was given by Mr. Craig Carlson, Builder with Greenspring Homes, and Ms. Melanie Voelker, with Human & Rhode, Inc.

Greenspring Custom Homes will be constructing a single-family dwelling on the lot located at 1905 Indian Head Road, Baltimore, MD. 21204. The proposed 2-story home will have two levels of living space with a full basement. The exterior elevation of the home will be a combination of Hardi Shake siding on the front, vinyl lap siding on sides and rear with PVC trim, and stone sill to grade. There are four over four white windows, some with transoms above. The home will have a 3-car garage with 2 car front-load access and 1 car side-load access. There are several trees in proximity to the house's proposed location. The decision to remove trees will be determined based on the excavation of the foundation. Building materials include:

- Mainstreet vinyl siding in "Riviera Dusk"; James Hardi shake siding in "Deep Ocean"
- Landmark architectural shingle in "Moire Black"
- Castaway Eldorado Stone
- White trim
- Walnut front door stain
- White windows
- Pebble Grey Trex deck
- Exterior lighting Progress Williamston 14" Outdoor Wall Sconces
- Keystone Compac III Block Retaining Wall System

SPEAKERS:

There were two speakers from the public for this project.

Ms. Judith Fulton, neighbor at 1903 Indian Head Road, expressed concerns with stormwater runoff from the roof. She stated there should be a rain garden or a structure to adequately handle water run off going into Jones Falls and protect the Chesapeake Bay. Ms. Fulton expressed opinion that the choice of planting materials was insufficient.

Mr. Christopher Millard, neighbor at 1810 Indian Head Road, shared similar concerns stated by Ms. Fulton, emphasizing concerns with stormwater management failure.

DESIGN REVIEW PANEL COMMENTS:

Ms. Cecily Bedwell opened the floor for discussion amongst the panel members.

Mr. Fran Anderson questioned if the presented architectural elevations correctly and accurately depicted what is proposed, as comprehensible elevations are required to clarify the proposed design. He asked if there was any hardship that prevented a 3-car side-loaded garage instead of 2 car front-loaded with 1 side-loaded garages. Mr. Anderson inquired if there was adequate turning radius to access a fully side-loaded garage. He stated that with the current proposed garage design, the side elevation is a big mass of blank wall and impervious surfaces in front of the house have been increased. Mr. Anderson also mentioned the inconsistent window size and that the stone should come around the house to the rear elevation. Mr. Anderson asked if the applicant had a meeting with the Ruxton-Riderwood Community Association and if a feasibility study was done to see if a 3-car side-load garage was achievable.

Ms. Hyon Rah commented on stormwater management and drainage design and function, but review will be deferred to the Department of Environmental Protection and Sustainability.

Mr. Matt Renauld inquired about the details of the retaining wall and if there was adequate space to provide vegetation without encroachment on to the adjacent property. He also echoed Mr. Anderson's comments to investigate providing a 3-car side-loaded garage instead of the 2-car front-loaded garage with a 1-car side-load access.

Ms. Kelly Ennis indicated that she had no further review comments but mentioned that a 3-car side-loaded garage would be preferred.

Mr. Raj Sharma had no additional comments but mentioned that the concerns raised by the neighbors should be incorporated.

Mr. James Stevens asked if the material labeled vinyl would be changed to Hardie Plank and if the shaker style material would be on the front and side elevations. He inquired if the stone veneer will be proposed on all four sides of the dwelling. He recommended that the applicant should provide elevation renderings of all four sides to provide clarity on what is being proposed and to show how the dwelling will function aesthetically. Mr. Stevens agreed with other panel members that a 3-car side-loaded garage would be preferred.

Ms. Cecily Bedwell indicated that drawings and labeling of materials should be revised for accuracy and clarity. She asked for landscaping details to include any tree removal, replacement of trees, tree caliper, any shade trees proposed, and if an assessment of existing vegetation was conducted. Ms. Bedwell asked if there was a stone sill on the manufactured stone and if so it should be called out along with the projection. She agreed with other panel members that a 3-car side-loaded garage is recommended not just for visual but also for impervious surface created with the driveway. She recommended that the applicant investigate the orientation and siting of the dwelling on the lot to achieve adequate space necessary to provide a 3-car side-loaded garage and help with the view of the streetscape.

DISPOSITION:

Mr. Francis Anderson made a motion to approve the project with the following conditions to be resubmitted to the Department of Planning to coordinate approval:

1. Revise the architectural elevations to accurately reflect the final and correct elevations and materials, including siding, stone, and other materials.

2. Submit a study showing the 3-car side-loaded garage and its impacts on the site and the ability to meet this condition.

The motion was seconded by Mr. James Stevens and recommended for conditional approval by acclamation at 7:08 pm.

A motion to adjourn the meeting was made by Mr. Fran Anderson and was seconded by Ms. Kelly Ennis. The meeting was adjourned at 7:09 pm.