

Minutes
Baltimore County Design Review Panel
April 13, 2022
Approved

Contents

Call to order and announcements

Review of today's agenda

Minutes of the March 9, 2022 meeting

Items for initial or continued discussion

1. 904 Applewood Lane, The Mest Residence, RRLRAIA Residential Review
2. 1510 Carrollton Avenue, The Nolley Residence, RRLRAIA Residential Review
3. 607 Frederick Road, Catonsville Commercial Review

Adjournment of the Board meeting

Appendices

Appendix A
Appendix B

Agenda
Minutes – March 9, 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
Mr. Joseph Ucciferro
Mr. Raj Sharma

Not Present

Mr. James Stevens
Mr. Donald Kann
Ms. Julie Soss
Ms. Kelly Ennis
Ms. Hyon Rah
Mr. Matt Renauld

Residential reviewer Francis D. Anderson was also present.

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

Minutes of the March 9, 2022 Meeting

Mr. Joseph Ucciferro moved the acceptance of the March 9, 2022 draft minutes. The motion was seconded by Mr. Francis Anderson and passed by acclamation at 6:02 p.m.

The approved minutes are filed as Appendix B.

ITEM 1

PROJECT NAME: 904 Applewood Lane

DRP PROJECT #: 608

PROJECT TYPE: RRLRAIA Residential Review

PROJECT DESCRIPTION:

The presentation was given by Mr. Robert Shuman, Project Architect of Ratcliffe Architects, and Andy Mest, property owner.

The new home proposed for 904 Applewood Lane will be designed with gable roofs and sloped shed roof dormers, light grey metal roofs throughout, a balanced combination of compatible siding finishes, and painted brick formwork with patterned concrete foundation to match the siding.

The 4,720 square foot (main and upper floor only) house will be broken down into separate massing components. The design of the home will incorporate the use of modern-day materials, such as pvc trim, composite siding and insulated garage doors, as well as clad wood windows with simulated divided lites and spacer bars, all designed and detailed for use within a contemporized architectural style.

SPEAKERS:

There were no speakers from the public for this project.

DESIGN REVIEW PANEL COMMENTS:

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

Mr. Fran Anderson stated that there were no issues from the neighbors. He indicated that the increase in setbacks, relocation of the screen porch, reduction of impervious surfaces, and landscaping all help make for a better design. Mr. Anderson inquired if the color selection was final.

Mr. Raj Sharma had no comments.

Mr. Joseph Ucciferro stated that the project was well executed and had no additional comments.

Ms. Cecily Bedwell stated that the small massing responded well to the narrow deep lot. She indicated that the gable selection and sill element was well executed. Ms. Bedwell inquired about the proposed materials of the retaining wall and whether it would be brick or stone. She asked if the stone was a natural quarry stone or manufactured and what will be the color choice.

DISPOSITION:

Mr. Francis Anderson made a motion to approve the project as presented.

The motion was seconded by Mr. Joseph Ucciferro and approved by acclamation at 6:31pm.

ITEM 2

PROJECT NAME: 1510 Carrollton Avenue

DRP PROJECT #: 647

PROJECT TYPE: RRLRAIA Residential Review

PROJECT DESCRIPTION:

The presentation was given by Mr. Charles Alexander, Principal Architect of Alexander Design Studio, and Grace Pak, Designer at Alexander Design Studio.

The residential project will include some demo work and an addition to the existing house, totaling about 2,802 SF. Most of the proposed work will be on the rear side of the existing home. The side porch and office addition will be rebuilt on an existing deck and one story addition. The exterior materials will match the existing side addition with like colors and materials.

SPEAKERS:

There were no speakers from the public for this project.

DESIGN REVIEW PANEL COMMENTS:

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

Mr. Francis Anderson inquired if the applicant met with the neighbors and if there were any outstanding issues. He asked if the proposed development would require any setback relief.

Mr. Joseph Ucciferro had no comments.

Mr. Raj Sharma asked if the addition will be attached to the existing dwelling and if the settlement of the addition will be an issue.

Ms. Cecily Bedwell complimented the execution of the gable and roof forms. She inquired if the slate roof is to remain and if the asphalt shingles will lay on top. She asked if the chimney enclosure was a false form on the roof and if the patio design shown on the plan was final or just a placeholder.

DISPOSITION:

Mr. Francis Anderson made a motion to approve the project as presented.

The motion was seconded by Mr. Joseph Ucciferro and approved by acclamation at 6:51pm.

ITEM 3

PROJECT NAME: 607 Frederick Road

DRP PROJECT #: 646

PROJECT TYPE: Catonsville Commercial Review

PROJECT DESCRIPTION:

The presentation was given by Mr. Patrick Richardson of Richardson Engineering and Paul Gorman of Gorman Architects.

The request for this project is to renovate the existing building and add a new car wash to the site. The existing gasoline pumps will remain in the same location. The car wash will be constructed on the west side of the property with a newly created stacking lane around the rear of the building. The existing building will be renovated so that the car wash and convenience store will be of the same architectural and material context.

SPEAKERS:

There were no speakers from the public for this project.

DESIGN REVIEW PANEL COMMENTS:

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

Mr. Joseph Ucciferro asked if the project was in compliance with zoning, stormwater management, and setback regulations. He inquired if the entrance and exit location of the proposed car wash shown on the plan was accurate. Mr. Ucciferro asked if the stripped area exiting the site is to be curbed. He inquired about details of the fence and the dumpster location. He indicated that because of the location of the proposed dumpster, the carwash building façade may need to be upgraded to a fire rated wall. Mr. Ucciferro asked about the architectural color scheme and expressed concern with the inconsistency of the blue color of the canopy. He inquired if the project will propose any signage.

Mr. Raj Sharma asked about the height of the landscaping at the backside and entrance of the property and expressed concerns about the obstruction of visibility for motorists.

Ms. Cecily Bedwell concurred with the Department of Planning staff report dated April 13, 2022. She asked for clarity of the entry and exit point to the site, what the blue color of the canopy will look like, and the location of proposed bike racks. She stated that a study may need to be done for the design and location of the dumpster. She inquired about the species of the proposed planting materials and the frontage treatments along Frederick Road. She stated that all proposed signage should be included in the presentation.

DISPOSITION:

Mr. Joseph Ucciferro made a motion to request the applicant to make the following modifications to the package, resubmit and come back before the Design Review Panel for another review:

1. Review and comply with the conditions in the Department of Planning Staff Report dated April 13, 2022.
2. Clearly show the colors that are being proposed on the building elevations.

3. The architectural elevations should be coordinated and consistent with the site plan, specifically the car wash door locations.
4. The curbing at the exit of the drive-thru should be shown.

The motion was seconded by Mr. Raj Sharma and approved by acclamation at 7:31pm.

A motion to adjourn the meeting was made by Mr. Joseph Ucciferro and was seconded by Mr. Raj Sharma. The meeting was adjourned at 7:31 pm.