

Design Review Committee
December 14, 2006
The Fell's Point Visitor Center
808 S. Ann Street, Baltimore, MD 21231

AGENDA

Attendees - Adam Carballo, Josh Phillips, Dan Kuc, Tony Norris, Romaine Somerville, Denise Whitman

Regular Session

6:35 pm 518 S. Bethel St. Justin Plackmeyer

This is a wide 2 story federal styled wood frame building. The property owners made a presentation to put on a 2 & 3 story rear addition with full lot coverage. The concept of the addition is acceptable to the DRC members.

Windows: wood, 6/6 pane, true divided lights (Kolbe manufacturing)

Siding: cedar wood recommended

Hardware: should match currently existing federal styled hardware

Window surround and sills should be a little thicker and wider

The owner wanted to replace the wooden planks in the front of the house with Hardi-plank. The DRC members were not in favor of replacing the wood facade with Hardi-plank

Decision: Resubmit with modified plans

6:55 pm 1513-1515 Bank St. Earle Washington

Owner plans to construct two new townhouses on vacant lots and has concerns about permitted size. BMZA has disallowed front-entry garage and an enclosed rooftop deck. Owner is applying for a setback variance with a 20 foot rear yard.

DRC suggested simplifying facade with compatible materials. DRC also suggested a 3rd story deck with a spiral stair up to rear rooftop deck.

Decision: Resubmit with modified front facade drawings

7:15 pm 214 E. Montgomery Jiyun Park

This is a 3 story brick Victorian-styled townhouse. The owners would like to install brick for the sidewalk - the DRC members are fine with this, but suggested that the owner check with Baltimore City to make sure of the regulations for installing a brick sidewalk.

The owner would like to put a 2 story addition in the rear of the house. A bedroom is planned for the second story level. A deck is planned on top of the second floor addition that will be below the 3rd floor rooftop. The deck rails will be metal, light gray color, with vertical pickets

Decision: Approved

*Bob Quilter will send in-house memo to the planners for Fells Point/Federal Hill

7:35 pm 813 William St. Gregory Ball

This house is a 3 story brick Victorian townhouse. The owner would like an addition and a deck. There was much discussion about the deck. Bob Quilter pointed out that the deck, as it is designed in the plans, is prohibited by the Urban Renewal Plan - Appendix A, 9. "New additions, decks, or other alterations shall not exceed the existing roof line."

Decision: Not approved

7:55 pm 1806 Thames St. Matt Calce

Matt Calce is the majority owner of the King George Condominiums, and as such would like to build commercial addition to the side property bordering Thames St. Park to be used as a cafe. DRC members had many legal questions relating to this plan.

Other questions by DRC members were:

1. Where exactly is the property line?
2. Will this plan meet URP parking requirements?
2. Since this property was purchased from the city, is there a Land Disposition Agreement?
3. What is the total square footage? The total of the addition is 550 (+400 Sq. ft. existing)
4. Does this plan meet the fire egress requirements of the condos and the commercial space.
5. Does this plan meet the Flood Plain requirements?
6. Will a Zoning variance be needed (full lot coverage for both condos and commercial space)?
8. Will this plan meet handicap access requirements?

Decision: Resubmit. The property owner needs to meet with the Baltimore City planner, and Site Plan Review to address the above issues before proceeding with the Design Review Committee.

NEXT DRC MEETING: Thursday, January 11, 2007