

Minutes
Baltimore County Design Review Panel
April 10, 2024
Approved

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Call to order and announcements

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Minutes – March 13, 2024 meeting, as approved

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Call to order

Design Review Panel (DRP) Chair Joe Ucciferro, called the regularly scheduled meeting of the Baltimore County DRP to order at 6:00 p.m.

The following panel members were:

Present

Mr. Joseph Ucciferro
Ms. Denise Watkins
Mr. James Stevens
Mr. Donald Kann
Mr. Scott Walters
Mr. Om Khurjekar
Mr. Tarek Saleh

Not Present

Ms. Kelly Ennis
Mr. Raj Sharma
Ms. Julie Soss

Residential Reviewer present: Mrs. Denise Watkins

County Staff present: Jenifer Nugent, Marta Kulchytska, Shawn Frankton, Brett M. Williams, Yolanda Gregory and Sydney Cooper.

Minutes of the March 13, 2024 Meeting

Mr. Om Khurjekar moved to the acceptance of the March 13, 2024 draft minutes. The motion was seconded by Mr. Tarek Saleh and passed by acclamation at 6:05 p.m.

The approved minutes are filed as Appendix B.

ITEM 1

PROJECT NAME: 613 Cylburn Road

DRP PROJECT #: 666

PROJECT TYPE: Sudbrook Park Residential Review

PROJECT DESCRIPTION:

The presentation was given by Mr. Greg Rice, Vice President of Ameri-Star Homes.

Ameri-Star Homes, Inc., proposes to construct a new single-family home at 613 Cylburn Road in the Sudbrook Park neighborhood of Pikesville. The traditional style 4 bedroom, 2.5 bath, two-story home includes a 2,134 square foot finished area on the 1st and 2nd floors, as well as an additional 638 square foot finished basement. The home has a 68 square foot front porch and a 288 square foot single-car garage. Access to the one-car garage is provided by a 10' wide x 81' long driveway to provide adequate off-street parking for several vehicles. When completed, the property will have all disturbed areas sodded and landscaped with shrubbery and trees.

SPEAKERS:

There were no community attendees registered to speak.

DESIGN REVIEW PANEL COMMENTS:

Mr. Joseph Ucciferro opened the floor to panel members for discussion.

Mrs. Denise Watkins commented on the lot line modifications that were previously approved by the Office of Zoning Review, expressing concern over the narrowness of the front yard and the depth of the dwelling's setback from the public right-of-way. She also expressed concern from the community that the proposed setback of the dwelling disrupts the continuity of the existing streetscape established by the existing properties.

Mrs. Watkins complimented the materials shown for the proposed house, indicating they were compatible, but stated that the house should incorporate carriage-style decorative hardware to the garage door. She also expressed concerns about the proposed landscape plan and existing tree removal. She stated that more trees should be provided to replace the vegetation that is proposed to be removed. She also recommended adding a streetscape planting and some landscape screening to provide privacy between the adjacent properties.

Mr. Scott Walters concurred with Mrs. Watkin's comments to increase the landscaping and add the additional aforementioned carriage-style hardware to the garage door.

Mr. Om Khurjekar agreed with Mrs. Watkins that additional landscaping should be added and that more of the existing trees should be replaced. He had also recommended upping the number of each specified tree and its caliper. In addition, he stated that the evergreens should be a height of 6-8 feet to provide adequate screening on both sides of the property. Mr. Khurjekar then recommended providing more river birches with a caliper of at least 2.5" to 3" to effectively provide screening. He also added that the October Glory tree should also be at least a 3" minimum caliper.

Mr. Tarek Saleh expressed concern about the length of the driveway and the inability for vehicles to turn around. He also agreed with previous comments by other panelists that had mentioned adding to the number of proposed trees. He then recommended removing the decorative ventilation vent from the front of the house if it is not functional, or if it is used for additional ventilation, then moving it to the side facades of the house. He mentioned visiting the site earlier that day and noticed that other houses in the neighborhood had a lot of brick and then recommended replacing the proposed stone with a similar style of brick.

Mr. Saleh also recommended adding a railing around the front porch. He expressed concern that there was no Tyvek shown for the back exterior wall assembly and suggested adding this to the plans.

Mr. Donald Kann pointed out that the fallback of having the house sit back so far is that their front yard would look into their neighbor's backyard. He also commented that the shutters should be on the front and side facades and should be in proportion to the window size.

Mr. James Stevens agreed with other panelists' comments about how far back the house sits and how long the driveway was. He concurred with adding to the number of trees planted. He agreed with Mr. Saleh's previous comments and recommended the incorporation of brick material instead of stone.

Mrs. Watkins had additional questions about the siding material and color shown in the plans. She pointed out that the vertical siding shown on one sheet of the plans did not match the cedar siding shown on the house's architectural plan. Mr. Greg Rice then confirmed that the material specification sheet showing vertical siding was incorrect and was only used to show the clay color of the proposed horizontal vinyl siding and the dark green color of the cedar shake siding as shown on the gable of the architectural drawing.

Mr. Joseph Ucciferro concurred with fellow panelists' comments and had no additional comments.

DISPOSITION:

Mr. James Stevens made a motion to approve the project with conditions to be reviewed and approved administratively by the Department of Planning. The conditions were as follows.

1. Revise the landscaping plan to add additional deciduous trees to the front of the property and add additional evergreen or birch trees along the sides of the property to provide screening to the immediately adjacent properties.
2. Additional trees should have a 2 ½" to 3" minimum caliper and any evergreen trees should be 6-8 feet in height.
3. Add side railings to the front porch.
4. Add carriage-style hardware to the proposed garage door.
5. Shutters should be proportioned to half the size of their window pairings.

The motion was seconded by Mr. Donald Kann and approved at 7:05 pm.

A motion to adjourn the meeting was made by Mr. Om Khurjekar and was seconded by Mr. James Stevens.

The meeting adjourned at 7:07 p.m.