

Minutes
Baltimore County Design Review Panel
September 11, 2024
Approved

Contents

Call to order and announcements

Review of today's agenda

Minutes of the April 10, 2024 meeting

Items for initial or continued discussion

1. 318 North Wind Road, RRLRAIA Residential Review
2. 424 York Road, Towson DT District Commercial Signage Review

Adjournment of the Board meeting

Appendices

Appendix A
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Agenda
Minutes – April 10, 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
Mr. James Stevens
Mr. Scott Walters
Mr. Om Khurjekar
Mr. Raj Sharma

Not Present

Ms. Kelly Ennis
Mr. Donald Kann
Ms. Julie Soss
Mr. Tarek Saleh

Residential Reviewer present: Mr. Fran Anderson

County Staff present: Marta Kulchytska, Shawn Frankton, Brett M. Williams.

Minutes of the April 10, 2024 Meeting

Mr. Om Khurjekar moved to the acceptance of the April 10, 2024 draft minutes. The motion was seconded by Mr. James Stevens and passed by acclamation at 6:09 p.m.

The approved minutes are filed as Appendix B.

ITEM 1

PROJECT NAME: 318 North Wind Road

DRP PROJECT #: 668

PROJECT TYPE: Residential Review

PROJECT DESCRIPTION:

The presentation was given by Mr. Robert Shuman, Project Manager of Residential Construction, Ratcliffe Architects.

Ratcliff Architects proposes to construct a new single-family home at 318 North Wind Road in the Ruxton/Riderwood Community. The traditional style home as proposed will feature two stories and include a 5,125 square foot finished area, pool with a deck, and a 275 square foot storage building.

SPEAKERS:

There were no community attendees registered to speak.

DESIGN REVIEW PANEL COMMENTS:

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

Mr. Fran Anderson commented on the close proximity of the proposed house to the property line and the adjacent neighbor's house. He asked if there were any setback issues. He also inquired if the proposed screening would be adequate enough to mitigate any nuisance from the headlights of cars that would access the property at night. Mr. Anderson stated he had no other issues and complemented the overall site design.

Mr. Scott Walters complemented the overall design and indicated that the proposal was appropriately scaled and sited with context to the adjacent housing along the street. He stated the design materials were complimentary and had no outstanding concerns.

Mr. Om Khurjekar inquired about the condition of the existing trees on the site, and if an assessment had been done to determine if they should be incorporated them into the site. He also inquired about the significance of a possible swale to the North of the property that runs to the Southwest. Mr. Khurjekar asked how storm water run-off was being addressed and asked if there were any plans to mitigate runoff onto neighboring properties. He recommended that the architect consult a Landscape Architect to ensure proper screening is provided between the proposed house and the neighboring property.

Mr. James Stevens complimented the overall design elements and architecture. He had no other comments or concerns.

Mr. Raj Sharma indicated that he agreed with the proposal and offered no other comments.

Mr. Joseph Ucciferro reiterated Mr. Khurjekar's earlier concerns about a possible swale present on the property. He also expressed concerns about the higher grade at the front of the house and its slope downwards towards the house. He noted that measures should be taken to mitigate any water runoff away from the house. He stated that the proposed landscaping should be reviewed at the county level.

DISPOSITION:

Mr. Fran Anderson 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. Submit a Landscape Plan to the Department of Planning to be reviewed and approved administratively. The Landscape Plans should include adequate screening along the proposed driveway and neighboring property as mentioned by the DRP panel members.

The motion was seconded by Mr. Om Khurjekar and approved at 6:45 pm.

PROJECT NAME: 424 York Road

DRP PROJECT #: 667

PROJECT TYPE: Towson DT District Commercial Signage Review

PROJECT DESCRIPTION:

The presentation was given by Mr. Hang Zheng, Representative for Sunny Signs.

The project proposal consists of two new signs for the building located on the corner of E. Pennsylvania and York Road in Towson, MD and a new logo which is to be displayed on an existing free-standing pylon sign which is located on York Road.

One of the new signs is to be positioned above the door and windows of the building facing York Road. The other new sign is proposed to face East Pennsylvania Road. Both new signs are to be raceway mounted with LED illuminated channel letters displaying the name of the new restaurant, “EBISU Mini Japan” and its logo.

The existing pylon sign will be displaying the new logo in a double-sided lightbox along York Road.

SPEAKERS:

There were no community attendees registered to speak.

DESIGN REVIEW PANEL COMMENTS:

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

Mr. Raj Sharma agreed with the sign plans as proposed and had no additional comments.

Mr. James Stevens also agreed with the proposal and found the building and pylon signage to be appropriate.

Mr. Om Khurjekar inquired about the background of the sign and if it was to be transparent or a light box. He then confirmed with Mr. Zheng that the background of the sign would be transparent and the logo would be illuminated and shown on both sides.

Mr. Scott Walters agreed with the proposed signage and stated it's appropriate for the siting and the scaling of the neighborhood.

Mr. Joseph Ucciferro complimented the design proposal and indicated he had no additional comments.

DISPOSITION:

Mr. Scott Walters made a motion to approve the project as submitted.

The motion was seconded by Mr. James Stevens and approved at 6:58 pm.

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

The meeting adjourned at 7:00 p.m.