

Minutes
Baltimore County **Design Review Panel**
December 9, 2015

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Call to order, and announcements

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Minutes – October 14, 2015 Meeting, as approved

Minutes
Baltimore County **Design Review Panel**
December 9, 2015

Call to order

Chair, David Martin, called the regularly scheduled meeting of the Baltimore County **Design Review Panel** to order at 6:00 p.m. The following panel members were:

Present

Mr. David Martin
Mr. Mitch Kellman
Ms. Melanie Moser
Mr. Ed Hord
Mr. Francis Anderson – Resident Member, RRLR

Not Present

Mr. Richard Jones
Ms. Julie Kirsch

County staff present included:

Kathy Schlabach, Jenifer Nugent, Krystle Patchak

Minutes of the October 14, 2015 Meeting

Mr. Hord moved the acceptance of the October 14, 2015 draft minutes as written. The motion was seconded by Mr. Kellman and passed by acclamation at 6:01 p.m.

The approved minutes are filed as Appendix B.

ITEM 1

PROJECT NAME: 7323 Brightside Road

DRP PROJECT #: 572

PROJECT TYPE: Residential, Ruxton/Riderwood/Lake Roland

PROJECT DESCRIPTION:

Peter Ratcliffe, of Ratcliffe Architects, presented the project to the Panel. Mr. Ratcliffe along with the property owners, Emily and Evan Athanas, intend to construct an approximately 7500 square foot home in the Ruxton/Riderwood/Lake Roland area neighborhood. The proposed home is positioned on the site so that it runs along the center of two lots. The front elevation, which encompasses a 3-car garage, is two stories at the front façade and the rear drops to 1½ stories.

Materials for the proposed single family dwelling include primarily stucco with limestone and natural stone accents. Landscaping is proposed throughout the site.

PUBLIC COMMENTS: There were no members of the public in attendance to speak at the meeting.

DESIGN REVIEW PANEL COMMENTS:

Ms. Moser questioned location of the garage in relation to Brightside Road. She was concerned with the visibility from the street. It was noted that due to the grades, the garage will be less visible from the road and the applicant plans to use landscaping to screen as needed.

Mr. Hord praised the applicant on the design of the home and overall layout on the site. He recommended that the applicant work to get a finalized grading plan.

Mr. Anderson commented on the design of the home and how it fits well within the neighborhood.

Mr. Kellman commented on storm water management. The applicants stated that they are working with an engineer to finalize the plans for storm water management.

DISPOSITION:

Mr. Hord made a motion to approve the design as presented with the following conditions:

1. Provide final landscape plan
2. Provide final grading plan

Plans are to be submitted to the Department of Planning for final review and approval. The motion was seconded by Mr. Anderson and approved unanimously at 6:19 p.m.

The meeting was adjourned at 6:20 p.m.

Code Statement: Section 32 – 4 – 203 (i) (2) of the Baltimore County Code states, *The Panel’s recommendation is binding on the Hearing Officer, and on the agencies under subsection (1), (Directors of the Department of Planning, the Department of Permits, Approvals and Inspections and the Department of Environmental Protection and Sustainability), unless the Hearing Officer or agencies find that the Panel’s actions constitute an abuse of its discretion or are unsupported by the documentation and evidence presented.*

Approved as of 1/13/16