

***Minutes***

Baltimore County Design Review Panel

May 11, 2022

**Approved**

***Contents***

**Call to order and announcements**

**Review of today's agenda**

**Minutes of the April 13, 2022 meeting**

**Items for initial or continued discussion**

1. 607 Frederick Road, Catonsville Commercial Review-resubmittal
2. 8822 Belair Road, Perry Hall Commercial Review
3. 40 West Chesapeake Avenue, DT Towson Commercial Review

**Adjournment of the Board meeting**

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***Appendices***

**Appendix A**

Agenda

**Appendix B**

Minutes – April 13, 2022 meeting, as approved

**Minutes**  
Baltimore County Design Review Panel  
May 11, 2022  
**Approved**

**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. James Stevens  
Mr. Raj Sharma  
Ms. Julie Soss  
Mr. Matt Renauld  
Mr. Donald Kann

**Not Present**

Mr. Joseph Ucciferro  
Ms. Hyon Rah  
Ms. Kelly Ennis

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

**Minutes of the April 13, 2022 Meeting**

Mr. Matt Renauld moved the acceptance of the April 13, 2022 draft minutes. The motion was seconded by Mr. Donald Kann and passed by acclamation at 6:04 p.m.

The approved minutes are filed as Appendix B.

## **ITEM 1**

**PROJECT NAME:** 607 Frederick Road-Resubmittal

**DRP PROJECT #:** 646

**PROJECT TYPE:** Catonsville Commercial Review

### **PROJECT DESCRIPTION:**

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

The request for this project is to renovate the existing building and add a new carwash to the site. The existing gasoline pumps will remain in the same location. The carwash 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 carwash and convenience store will be of the same architectural and material context.

This project was presented during the April 13, 2022, DRP meeting. The DRP requested the applicant to address several conditions and to come back for another DRP review.

### **SPEAKERS:**

There were no speakers from the public for this project.

### **DESIGN REVIEW PANEL COMMENTS:**

Marta Kulchytka read the Department of Planning's Staff Report dated May 11, 2022.

Ms. Cecily Bedwell opened up the floor to panel members for discussion.

Mr. Donald Kann recommended that the applicant reexamine the site circulation, especially the drive aisle around the rear of the convenience store where the existing utilities are located. He stated that the two parking spaces located in front of the carwash are problematic. He asked for clarification of the proposed building materials and requested them to be clearly identified in the presentation.

Mr. Renauld questioned the location of the utilities and indicated that they should be placed on the building. He recommended relocating the two parking spaces in the front of the carwash as well as improving the ingress/egress circulation and movements for the site. He also recommended a higher quality of design for the proposed dumpster and questioned its location, stating that it would be difficult for the garbage trucks to maneuver and adequately retrieve trash. Mr. Renauld inquired about any proposed service equipment, vacuums, hoses, etc. and their locations.

Mr. Raj Sharma inquired if the applicant addressed the panel's previous comments pertaining to the carwash ingress/egress not showing the correct alignments and depiction. He also concurred with other panel members' comments pertaining to the two parking spaces in the front of the carwash.

Ms. Julie Soss recommended that lighting be provided at the rear of the convenience store for safety requirements. She echoed earlier comments about the details of the dumpster regarding design, location, and hardship.

Ms. Cecily Bedwell gave recognition for the addition of bike racks. She asked if the two parking spaces near the exit of the carwash will be reserved for the carwash. She inquired if there will be drying and vacuum equipment planned for the two parking spots at the exit of the drive thru. Ms. Bedwell stated that previous panel members' comments and the Department of Planning's staff report covered most of the comments.

Mr. James Stevens echoed earlier comments pertaining to the dumpster design, location, and hardship of accessibility.

**DISPOSITION:**

Mr. Donald Kann made a motion to approve the project with conditions. The conditions are to be reviewed administratively and are as follows:

1. Clearly show on the plan that the proposed utility equipment of the convenience store will be located on the roof.
2. Clearly label all the architectural materials for the convenience store and the carwash.
3. Relocate the dumpster to the other side of the convenience store.
4. Provide lighting at the rear of the convenience store to address safety concerns.
5. Provide bike racks and indicate the proposed location on the plan.
6. Move the carwash further north to avoid its exit point conflicting with the two proposed parking spaces located along Frederick Road.
7. Comply with the conditions made in the Department of Planning's Staff Report dated May 11, 2022.
8. All DRP panel members are in support of the Zoning variance request for reduction in parking.

The motion was seconded by Mr. James Stevens and approved with conditions by acclamation at 7:02 pm.

**ITEM 2**

**PROJECT NAME:** 8822 Belair Road

**DRP PROJECT #:** 649

**PROJECT TYPE:** Perry Hall Commercial Review

**PROJECT DESCRIPTION:**

The presentation was given by Mr. Matt Bishop of Kimley-Horn and Mr. Brian Olsen, Architect of Skorpa Design Studio.

The 8822 Belair Rd. property is owned by Service Master by Tropea, which is seeking to expand its business. The proposed plan of development is to raze two existing buildings and construct a new 18,600 square foot building containing the following uses: Cleaning and Restoration Business (10,000 sf); office space (5,000 sf); and retail space (3,600 sf).

The property is zoned DR1 and CB and the proposed uses in the CB zone are permitted. In addition to the new building, the plan proposes 40 parking spaces with the intent to have customer parking in the front and employee parking in the rear. The storage and loading area will be at the rear of the building.

**SPEAKERS:**

There were no speakers from the public for this project.

**DESIGN REVIEW PANEL COMMENTS:**

Marta Kulchytska read the Department of Planning's Staff Report dated May 11, 2022.

Ms. Cecily Bedwell opened up the floor to panel members for discussion.

Mr. James Stevens inquired about the architectural intent of the building. He asked if the architecture proposed a precast concrete panel indented with a brick form and gray color. He indicated that the proposed materials and massing were too dominating and were not really compatible with the existing community.

Ms. Julie Soss pointed out the submerged gravel wetland in the back of the site and inquired if there would be any fencing to provide a safety buffer for motorists. She asked if there would be a double row of plantings or shrubs located next to the sidewalk to provide a stronger barrier and safety for pedestrians.

Mr. Sharma inquired about the parking in the rear and its designation.

Mr. Matt Renauld concurred with the comments in the Department of Planning's Staff Report. He stated that there should be a safe pedestrian connection from Belair Road to the front entrance of the building. He asked for clarification and location of site amenities, to include tables, chairs, and seating areas. He asked for clarification of a resolution, which establishes the design guidelines for this site.

Mr. Kann inquired if the regulations allowed for parking in the front of the building, which it was not allowed due to it being struck from the resolution. He asked if any signage was proposed and noted that it should be submitted with the package to be reviewed and approved by the DRP.

Ms. Cecily Bedwell commented that the building location and the parking circulation should be altered to improve the function of the site. She stated that the building should be moved forward to be closer to Belair Road, the parking should be pushed to the rear of the building, and the sidewalk connections from Belair Road to the building should be made stronger. She indicated that the design guidelines suggest that the architectural materials for the building should be predominantly brick and yet the proposal did not show any brick. She also asked if there was any signage and that it should be submitted with the proposal. She also echoed the comments made in the Department of Planning's staff report.

**DISPOSITION:**

Mr. Matt Renauld made a motion for the project to be resubmitted and returned to the DRP for another full review. The applicant needs to address the following conditions:

1. Comply with all of the conditions in the Department of Planning's Staff Report dated May 11, 2022.
2. The massing of the building and the façade of the building should accurately reflect the location of the doors and canopies.
3. Enhance the planting around the bio-retention area along Belair Road and add fencing around the SWM area at the rear of the building to address safety issues.
4. Provide a photometric lighting plan and indicate the locations of lighting on the plan.
5. Provide sign details for all proposed signage.

The motion was seconded by Mr. Donald Kann and recommend for resubmittal by acclamation at 7:53 pm.

**At this time, Mr. Donald Kann departed from the DRP meeting and Ms. Cecily Bedwell recused herself from the discussion regarding 40 West Chesapeake Avenue.**

**ITEM 3**

**PROJECT NAME:** 40 West Chesapeake Avenue

**DRP PROJECT #:** 648

**PROJECT TYPE:** DT Towson Commercial Review

**PROJECT DESCRIPTION:**

The presentation was given by Mr. Ben Dabrowski, Vice President of Mid-Atlantic Properties and Mr. John Hutch, Principal of JP2 Architects.

40 West Chesapeake is a six-story office building in downtown Towson with retail tenants on the first floor. Three sides of the building are comprised of ribbon windows with red/brown brick spandrels and the fourth side abuts a multi-story parking structure to the north.

The proposal is to update the façade of the building and perform any remedial work that may be required and then paint all the brick. The horizontals below the windows will be a dark gray color while the vertical tower elements on each façade will be painted an off-white. The existing window frames will also be painted a dark gray and will be re-glazed with new insulated panels throughout. The vestibule on the first floor will be replaced with a new storefront system and doors. The existing building signage will be updated and the existing lights at the retail soffit will be retrofitted with LED fixtures.

**SPEAKERS:**

There were no speakers from the public for this project.

**DESIGN REVIEW PANEL COMMENTS:**

Marta Kulchytska read the Department of Planning's Staff Report dated May 11, 2022.

Ms. Cecily Bedwell opened up the floor to panel members for discussion.

Mr. Matt Renuald inquired about the details of the proposed paving and planting streetscape improvements. He asked the applicant to verify if the trees on the western end of the site are to remain. He also recommended that the applicant review the signage design from the Circle East DRP project for suggestions on the potential signage for the vertical element at the center of the building.

Mr. Raj Sharma commented that the signage appeared out of proportion and that the applicant should consider fixing the spacing between the lettering.

Ms. Julie Soss echoed Mr. Renuald's earlier comments pertaining to the streetscape.

Mr. James Stevens inquired about the type of window frames within the banning on the building.

**DISPOSITION:**

Mr. James Stevens made a motion to approve the project (except for the vertical signage in the center tower) with the following conditions:

1. Comply with the conditions of the Department of Planning's staff report dated May 11, 2022.
2. Provide details on the glazing of the glass.
3. The vertical signage located in the center tower will require another full DRP review.

The motion was seconded by Mr. Matt Renauld and approved by acclamation at 8:26 p.m.

A motion to adjourn the meeting was made by Mr. Matt Renauld and was seconded by Mr. James Stevens. The meeting was adjourned at 8:26 pm.