

*Minutes*  
Baltimore County Design Review Panel  
September 14, 2022  
**Approved**

*Contents*

**Call to order and announcements**

**Review of today's agenda**

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

**Items for initial or continued discussion**

1. 8822 Belair Road, Perry Hall Commercial Review (Resubmittal)
2. 2119 Eastern Boulevard, Shiny Shell, Essex Commercial Review
3. 319 York Road, Greene Turtle, DT Towson Commercial Review

**Adjournment of the Board meeting**

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*Appendices*

**Appendix A**  
**Appendix B**

Agenda  
Minutes – July 13, 2022 meeting, as approved

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Baltimore County **Design Review Panel**  
September 14, 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 6:03 p.m. The following panel members were:

**Present**

Ms. Cecily Bedwell  
Mr. James Stevens  
Mr. Raj Sharma  
Ms. Kelly Ennis  
Mr. Donald Kann

**Not Present**

Mr. Joseph Ucciferro  
Ms. Julie Soss  
Mr. Matt Renauld  
Ms. Hyon Rah

County staff present: Marta Kulchytska and Brett M. Williams.

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

Mr. Donald Kann moved the acceptance of the July 13, 2022 draft minutes. The motion was seconded by Mr. James Stevens and passed by acclamation at 6:06 p.m.

The approved minutes are filed as Appendix B.

## **ITEM 1**

**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).

This project was presented during the May 11, 2022 DRP meeting. The DRP requested the applicant to address several conditions and to come back for another DRP review.

### **SPEAKERS:**

Mr. Pat Keller, representative of the Perry Hall Improvement Association, indicated the community's support of the project and stated that the applicant did hold a community meeting and responded positively to all of their concerns. He outlined that the sidewalk had been recessed from the street for pedestrian safety reasons; that the building was pushed back and perpendicular parking was provided in front; and new street trees were provided.

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

Ms. Marta Kulchytska read the Department of Planning's Staff Report dated September 14, 2022.

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

Mr. Donald Kann inquired if both the left and right sides of the building were two stories high and if the canopies are of metal material and neutral in color.

Mr. Raj Sharma asked if there were entrances at the rear of the building for people who parked in the rear lot and asked that the applicant provide renderings of the rear side of the building to show entrance points.

Ms. Kelly Ennis had no comments

Mr. James Stevens stated that more architectural details should be provided. He recommended that the precast concrete panels be reddish brown in lieu of gray in order to be more compatible with the context of the adjacent neighborhood. Mr. Stevens also recommended site lighting be provided especially in the rear of the building.

Ms. Cecily Bedwell stated that as proposed, the project does not meet the intent and requirements of the Perry Hall Design Guidelines and Resolution 103-20 which recommends a less auto-centric climate. She indicated that the building should be moved closer to the street with parking at the sides and rear with the

building made of mostly brick. She also echoed Mr. Stevens comments pertaining to site lighting. Ms. Bedwell stated that the dumpster should meet the design requirements with the enclosure being of masonry materials. She recommended providing pedestrian connectivity from Belair Road to the building frontage.

**DISPOSITION:**

Mr. James Stevens made a motion to not approve the project as presented. The DRP listed that the applicant needs to address the following conditions:

1. Address all recommendations identified in the Department of Planning’s Staff Report, dated September 14, 2022.
2. Adjust the layout of the site so that the building is situated close to the road with parking in the rear.
3. Provide a rear elevation of the proposed office building.
4. Brick materials should be used on the building facades as an alternative to the proposed precast concrete panel.
5. The proposed dumpster should include an enclosure and be of masonry material.
6. Site lighting should be provided. Indicate location details with focus on how lighting in the rear of the building will be addressed.
7. Provide more convenient pedestrian connectivity from the sidewalk of Belair Road to the front building entrance.

The motion was seconded by Mr. Donald Kann and the motion was approved by acclamation at 6:55 pm.

**ITEM 2**

**PROJECT NAME:** 2119 Eastern Boulevard, Shiny Shell

**DRP PROJECT #:** 651

**PROJECT TYPE:** Essex Commercial Review

**PROJECT DESCRIPTION:**

The presentation was given by Mr. Matthew Bishop of Kimley-Horn and Bryon Prince, of Cold Water Capital, LLC.

The request for this project is to construct a new rollover car wash facility at 2119 Eastern Boulevard. The site was previously a McDonald’s restaurant and is now currently vacant. The car wash will be constructed on the rear of the property with newly created stacking lanes to be located on the eastern portion of the site. The project proposes to provide access to the site utilizing three existing curb cuts via Eastern Boulevard and Kingston Road.

The proposal will require variances for an exit lane located less than 50 feet from the adjacent road, the car wash entrance facing residentially zoned property, and a landscaped transition area adjacent to an electrical substation. The project also anticipates a special exception request for rollover car wash use in a BL-AS Zone.

**SPEAKERS:**

Mr. Pat Hook, representative of the Harthorne Civic Association, recommended closing the Kingston Road access as it provides additional vehicular congestion for the adjacent shopping center and motorist as a whole. He stated that site lighting should be provided and inquired about the signage types and their locations.

Ms. Jan Miller, neighbor at 2140 Coralthorn Road, stated that there are major traffic backups and multiple accidents occurring near the proposed site as result of two access roads being too close to the intersection of Eastern Boulevard (Route 150) and Kingston Road. She went on to say that, the curb lane on Eastern Boulevard is actually part of the limited access intersection at Eastern Boulevard (Rt. 150) and Martin Boulevard. (Rt.700). She indicated that it provides access to the large complex of buildings and open waterfront at the head of the Wilson Point Peninsula. Ms. Miller said it would be anticipated upon development, that the access road will see much more traffic. She asked would it be feasible to rotate the building +/-90degrees so that the back of the building is parallel to the rear property line, and has only one access point on Eastern Boulevard. She recommended reconfiguring the service parking to maintain flow and avoid “dead ends.” She also inquired if escape lanes would be provided for users in the stacking lanes.

**DESIGN REVIEW PANEL COMMENTS:**

Ms. Marta Kulchytska read the Department of Planning’s Staff Report dated September 14, 2022.

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

Ms. Kelly Ennis recommended that the architectural materials be deemed acceptable as they meet the requirements of the Essex Design Guidelines.

Mr. Raj Sharma had no additional comments.

Mr. Donald Kann inquired if the access points of the site are existing and if there have been issues entering and exiting the site. He asked if all of the vacuum and parking spaces were necessary and if they could be replaced with green space. Mr. Kann inquired how the stacking lane flow worked and if an escape lane would be provided.

Mr. James Stevens stated that the applicant should clearly indicate the front of the building and specify how the signage will be presented and integrated into the building design.

Ms. Cecily Bedwell inquired if access to the building will be for both patrons and employees, and recommended pedestrian connectivity from the sidewalk to the building. She inquired what the parking requirements were for a car wash, and recommended a parking reduction with green space replacement. Ms. Bedwell questioned if the trash pick-up location can be relocated to a space where trash retrieval is easier and ideal. She asked if the entry or exit is more important for the Kingston Road access point and recommended limiting or eliminating the ingress/egress point. She inquired where the red brick materials listed as a proposed material would be used on the building and recommended the applicant show final samples and colors of building materials in the resubmittal package.

**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. Address all recommendations identified in the Department of Planning's Staff Report, dated September 14, 2022.
2. Submit final samples and colors of building materials.
3. Submit elevations that clearly indicate what is being proposed on the site to include size and location of proposed signage for the building.
4. Determination of access (ingress/egress) along Kingston Road should be reviewed and approved by the Department of Public Works & Transportation.
5. Verify and confirm if escape lanes will be required by the County.
6. Provide clarity of the proposed site lighting in addition to building lighting.

The motion was seconded by Mr. James Stevens and approved with conditions by acclamation at 8:01 pm.

### **ITEM 3**

**PROJECT NAME:** 319 York Road, The Greene Turtle

**DRP PROJECT #:** 652

**PROJECT TYPE:** Towson DT Commercial Review

#### **PROJECT DESCRIPTION:**

The presentation was given by Mr. Ian Sokoloski, President of Design Evolution Architecture, LLC.

319 York Road property was previously used as a restaurant on the ground floor and offices on the second floor. The proposed use for is a Greene Turtle restaurant on both floors. The major proposed alterations include removal of a portion of the front second floor to create an outdoor patio for dining. A new exterior wall at the second floor will include overhead doors to permit easy access for patrons to the outdoor space. Other proposed alterations include removal of the vinyl siding at the stair enclosure at the North side, repair and painting of the stucco at the South façade, and painting of the existing metal elements, such as storefront systems, trim, and existing overhead doors.

#### **SPEAKERS:**

There were no registered speakers from the public.

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

Ms. Marta Kulchytska read the Department of Planning's Staff Report dated September 14, 2022.

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

Ms. Kelly Ennis agreed with the recommendations in the staff report and emphasized the need to provide environmental sustainability.

Mr. Donald Kann inquired how the roof drainage would function on the street side with the proposal of an open deck.

Mr. Raj Sharma had no comments.

Mr. James Stevens echoed Mr. Kann's comments of roof drainage and asked if the scuppers are shown on the east elevations.

Ms. Cecily Bedwell complemented the applicant's choice of materials and color scheme. She recommended that the existing trees along the building frontage be replaced and bike racks be provided.

**DISPOSITION:**

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

1. Address all recommendations identified in the Department of Planning's Staff Report, dated September 14, 2022.
2. Replace existing trees along the property frontage.
3. Provide bike racks and indicate their location.
4. Provide elevations that demonstrate how roof drainage will be addressed.

The motion was seconded by Mr. Donald Kann and approved with conditions by acclamation at 8:23 pm.

A motion to adjourn the meeting was made by Mr. Donald Kann and was seconded by Mr. James Stevens. The meeting adjourned at 8:24 pm.