

*Minutes*  
Baltimore County Design Review Panel  
February 8, 2023  
**Approved**

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**Call to order and announcements**

**Review of today's agenda**

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**Items for initial or continued discussion**

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**Adjournment of the Board meeting**

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*Appendices*

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

Agenda  
Minutes – January 11, 2023 meeting, as approved

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Baltimore County **Design Review Panel**  
February 8, 2023  
**Approved**

**Call to order**

Design Review Panel (DRP) Acting Chair Joseph Ucciferro, called the regularly scheduled meeting of the Baltimore County DRP to order at 6:01 p.m. The following panel members were:

**Present**

Mr. James Stevens  
Ms. Julie Soss  
Mr. Joseph Ucciferro  
Mr. Raj Sharma  
Mr. Donald Kann

**Not Present**

Ms. Hyon Rah  
Ms. Cecily Bedwell  
Mr. Matt Renauld  
Ms. Kelly Ennis

County staff present: Jenifer G. Nugent, Marta Kulchytska and Brett M. Williams.

**Minutes of the January 11, 2023 Meeting**

Mr. Donald Kann moved the acceptance of the January 11, 2023 draft minutes. The motion was seconded by Mr. James Stevens and passed by acclamation at 6:04 p.m.

The approved minutes are filed as Appendix B.

## **ITEM 1**

**PROJECT NAME:** 808 Reisterstown Road

**DRP PROJECT #:** 657

**PROJECT TYPE:** Pikesville Commercial Review

### **PROJECT DESCRIPTION:**

The presentation was given by, Mr. Donny Ankri, who is the Architect and Project Manager for 808 Reisterstown Road.

A new two-story commercial building is proposed to be built at 808 Reisterstown Road. The building will have ground floor retail and second floor offices for an architecture office, and an additional office suite proposed for a future tenant. The existing building will be razed and the existing parking lot will remain in the same location. Proposed materials include dark grey and tan brick, black metal awnings, and black metal coping. Entrances to the building will be aluminum/glass doors with aluminum mullions.

The project currently has a Zoning Action request filed for the following variances:

BCZR: 232.1 to permit a front setback of 10' to the property line and 31' to the centerline of the road in lieu of the required 10' and 40', respectively.

BCZR 232.2. B to permit a side-street setback of 0' in lieu of the required 10'.

BCZR 409.6 to permit 17 parking spaces in lieu of the required 29 spaces.

BCZR 409.8.A.1 to permit no additional landscaping be added in lieu of the requirement(s) of the Baltimore County Landscaping Manual.

### **SPEAKERS:**

Mr. Tim Yusuf, owner of 806 Reisterstown Road, stated that his existing building, adjacent to the proposed site, has seven windows on the side façade. He said that currently there is about a 40-foot side setback between his property and the property at 808 Reisterstown and that the proposal for the newly constructed project shows a 0-foot setback connecting the two properties. He expressed that this would adversely impact the 7 windows on the side façade of his building not allowing for air or sunlight. He recommended at least a 20-foot setback, which would allow for the function of his windows.

Mr. Bruce Doak, professional surveyor and representative of the owner of the 806 Reisterstown Road property, stated that the proposed building at 808 Reisterstown Road would negatively impact the existing building at 806 Reisterstown Road blocking the seven existing windows. He indicated that the proposal for 808 Reisterstown Road was not compatible with the context of the existing neighborhood as no adjacent properties have 0-foot setbacks. He indicated that the Reisterstown Road Corridor was designed to be individual buildings, not blocks of connected business.

Mr. Francis X. Borgerding Jr., representative of the owner of the 806 Reisterstown Road property, indicated that pursuant to the County Code site designs should be spatially and visually integrated into the surrounding area. He stated that the proposed building was taller than the adjacent property and was not in scale. He recommended to the Panel that the 0-foot setback be increased to at least 20 feet to provide room for space, air and light.

Mr. Mark Epstein, owner of law firm located across Hawthorne Road, indicated that he sent a letter of support to Mr. Ankri. He stated that the entryway/access from Hawthorne Road is problematic and that Mr. Ankri's attempt to

get the apron at the intersection of Hawthorne and Reisterstown Road widened would help the transition of traffic and improve sight distance. Lastly, he indicated that Mr. Ankri plans to rent extra parking spaces for the parking variance application from the Sherwood parking area in order to alleviate on-street meter parking. Mr. Epstein indicated that he has been relying upon those spaces for his business.

For the record, Mr. Joseph Ucciferro stated that the DRP members received and read an email from Mr. Mintz containing a written testimony regarding the 808 Reisterstown Road project.

**DESIGN REVIEW PANEL COMMENTS:**

Ms. Marta Kulchytska read the Department of Planning's Staff Report dated February 8, 2023.

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

Mr. Donald Kann inquired about the status of the requested Zoning relief. He stated that the presentation needs to be revised so that all the plans, elevations, and materials should match. He recommended that the proposed building setback be aligned with the front setback of the existing adjacent building at 806 Reisterstown Road. Mr. Kann also concurred with the Department of Planning's recommendations in the Staff Report.

Mr. Raj Sharma concurred with the Department of Planning's Staff Report. He indicated that the proposed renderings do not clearly depict the actual colors of the building materials and better contrast renderings should be provided. He also stated that the proposed site needs to be ADA compliant.

Ms. Julie Soss concurred with previous staff comments and the Department of Planning's Staff Report. She inquired about the current lighting in the rear parking area and indicated that sufficient lighting should be provided for safety reasons. She agreed with the Staff Report recommendation to screen the parking lot from the street.

Mr. James Stevens expressed concerns with the proposed 0-foot setback with the building at 808 Reisterstown Road abutting the existing building at 806 Reisterstown Road, which would block the seven windows. He recommended that there be a setback. He stated that the composition and the pallet of colors on the building were appropriate. Mr. Stevens echoed Mr. Kann's recommendation to set the proposed build back to be aligned with the front setback of the adjacent building at 806 Reisterstown Road. Mr. Stevens recommended that on both sides at the entry of the building, the gray brick be replaced with the tan brick which would make the entry more of a focal point. He also concurred with panel member comments and the Department of Planning's Staff Report.

Mr. Joseph Ucciferro agreed with panel member comments and the Department of Planning's Staff Report. He had no additional comments.

**DISPOSITION:**

Mr. Donald Kann made a motion to **NOT** approve the project and to return to the DRP for another review. The conditions to be addressed are as follows:

1. Address all comments and conditions within the Department of Planning's Staff Report dated February 8, 2023.
2. The building should be setback two feet, so that it aligns with the front building setback of the existing, adjacent property at 806 Reisterstown Road.
3. On both sides at the entry of the building, the grey brick shall be replaced with tan brick to create a focal point.

The motion was seconded by Mr. James Stevens and passed by a four to one vote at 7:02 pm.

A motion to adjourn the meeting was made by Mr. James Stevens and was seconded by Mr. Raj Sharma. The meeting adjourned at 7:04 pm.