

*Minutes*  
Baltimore County Design Review Panel  
July 12, 2023  
**Approved**

*Contents*

**Call to order and announcements**

**Review of today’s agenda**

**Minutes of the June 14, 2023 meeting**

**Items for initial or continued discussion**

1. 1014 Taylor Avenue, Popeye’s, Loch Raven-Hillendale Commercial Review
2. 825 Dulaney Valley Road, Fogo De Chao, DT Towson District Commercial Review
3. 714 Dulaney Valley Road, Bank of America, DT Towson District Commercial Review

**Adjournment of the Board meeting**

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*Appendices*

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

Agenda  
Minutes – June 14, 2023 meeting, as approved

*Minutes*  
Baltimore County **Design Review Panel**  
July 12, 2023  
**Approved**

**Call to order**

Design Review Panel (DRP) Chair Joe 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. Matt Renauld  
Mr. Raj Sharma  
Mr. Donald Kann  
Mr. Joseph Ucciferro  
Ms. Julie Soss  
Mr. James Stevens

**Not Present**

Ms. Kelly Ennis

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

**Minutes of the June 14, 2023 Meeting**

Mr. Matt Renauld moved the acceptance of the June 14, 2023 draft minutes. The motion was seconded by Mr. Donald Kann and passed by acclamation at 6:03 p.m.

The approved minutes are filed as Appendix B.

## **ITEM 1**

**PROJECT NAME:** 1014 Taylor Avenue

**DRP PROJECT #:** 660

**PROJECT TYPE:** Loch Raven-Hillendale

### **PROJECT DESCRIPTION:**

The presentation was given by Mr. Matthew Bishop, of Kimley-Horn, Mr. Robert Grimaldi, and Lawrence BenBassett.

The proposed project will be located at 1014 Taylor Avenue at Pleasant Plains Shopping Center. The Center contains a freestanding CVS and about 35,000 sf of inline retail/restaurant tenants. The proposal is for a new ±2,536 square foot freestanding Popeye's restaurant. The new restaurant will be located within the existing parking lot at the southeast corner of the center.

### **SPEAKERS:**

There were no registered speakers from the public.

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

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

Mr. James Stevens agreed with the Department of Planning's Staff report comments pertaining to open space and landscape design. Mr. Stevens indicated that there is an 18 ft. drop through the site and recommended the applicant provide cross sections to demonstrate how the proposed building relates to the existing retail center. He expressed concerns that during peak hours, the stacking design could disturb circulation. He recommended replacing the thin brick and EIFS at the grade of the restaurant with a veneer brick or similar high quality material and terminating a nice wrap around. The brick veneer shall extend 48" above grade and complement the above material color. He stated that the architectural elements and materials should be clarified and details of the canopy should be provided.

Ms. Julie Soss agreed with the Department of Planning's Staff Report comments. Ms. Soss recommended the applicants provide a landscape plan, adding landscape islands, and a photometric plan demonstrating there is adequate lighting to address safety concerns.

Mr. Raj Sharma concurred with the Department of Planning's Staff Report comments. He inquired how the function of the site circulation will be effected with the proposed angled parking. Mr. Sharma questioned if the parking lot would be repaved and restriped.

Mr. Matt Renauld supported the comments in the Department of Planning's Staff Report. He recommended providing better pedestrian and vehicular connectivity specifically providing pedestrian connectivity from the proposed building to Taylor Avenue and existing retail center. He also inquired how emergency apparatuses and trash truck pickup and movements would be achieved with the current site design.

Mr. Donald Kann concurred with the Department of Planning's Staff Report and echoed most of the comments of panel members. He inquired about the height of the retaining wall along Taylor Avenue.

Mr. Joseph Ucciferro echoed Mr. Renauld's comment pertaining to the site circulation and how trash pick-up will function.

**DISPOSITION:**

Mr. Matt Renauld made a motion requesting that the project returned for an additional review with a second public meeting to garner an approval from the Design Review Panel. The conditions for the project were as follows:

1. Comply with all conditions in the Department of Planning's Staff Report dated July 12, 2023.
2. Update the submittal package to include architecture of the building's canopy, as designed and depicted in the illustrative prototype renderings. This is a critical element of the proposed building and must be included.
3. Provide improved site circulation, especially for pedestrians and connections from the proposed building to Taylor Avenue and existing retail center.
4. Provide details of the site grading, specifically cross sections showing how the restaurant sits on the parcel and the relationships of the existing buildings, retaining wall, and Taylor Ave.
5. Provide improved landscaping at the entrance along Taylor Avenue and round the retaining wall at the southeast corner.
6. Show the truck movements through the site to illustrate circulation function and feasibility, in relation to the circulation of the existing parking lot
7. Replace the thin brick and EIFS at the grade of the restaurant with a veneer brick and terminating a nice wrap around. The brick veneer at the grade should terminate at 48inches above grade.

The motion was seconded by Mr. James Stevens and approved by acclamation at 6:59 pm.

**ITEM 2**

**PROJECT NAME:** 825 Dulaney Valley Road, New Tenant at Towson Town Center-Fogo de Chao

**DRP PROJECT #:** 469a

**PROJECT TYPE:** Towson DT Commercial Review

**PROJECT DESCRIPTION:**

The presentation was given by Mr. Brian Nebel, Property Development Manager, Consolidated Development Services, and Mr. Cal Young, VP of Design, Harrison.

The proposed work for this project is the renovation of the existing P.F. Chang restaurant, with an extended indoor patio around the curved tower feature, complete with new materials and lighting and prepared for the new tenant, Fogo de Chao. The two outdoor sculptures of horses will also be removed. Existing sidewalk and landscape conditions will remain, with minimal changes inclusive of planters near the patio and the north side of the building as well as planted vines on the circular tower above the signage.

**SPEAKERS:**

There were no registered speakers from the public.

**DESIGN REVIEW PANEL COMMENTS:**

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

Mr. Donald Kann agreed with the comments in the Department of Planning's Staff Report specifically acknowledging that the location of the tree pits create potential safety hazards for pedestrians and patrons. Mr. Kann was otherwise in support of the project.

Mr. Matt Renauld concurred with the Department of Planning's Staff Report and Mr. Kann's comments. He recommended possible removal of the planters and providing benches and seating areas while keeping the corner cohesive.

Mr. Raj Sharma indicated that the site should comply with ADA requirements.

Ms. Julie Soss agreed with fellow panelist and the Department of Planning's Staff Report and was in overall support of the project.

Mr. James Stevens concurred with fellow panelist and the Department of Planning's Staff Report. He inquired if there were any units or equipment on the roof of the building and if so, would they be visible. He echoed fellow panelist concerns with the pinch points of the proposed planters, which could possibly interfere with pedestrian circulation.

Mr. Joseph Ucciferro indicated that the building materials, colors, and signage all seemed appropriate and was in overall support of the project.

**DISPOSITION:**

Mr. Donald Kann 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. Comply with all conditions in the Department of Planning's Staff Report dated July 12, 2023.
2. Coordinate with the Department of Planning to determine how the design of planters will be addressed at the circle to avoid the potential of safety hazards and promote safe pedestrian movements.

The motion was seconded by Mr. Matt Renauld and approved by acclamation at 7:30 pm.

**At this time, Mr. Joseph Ucciferro recused himself from discussion and vote of the third agenda item due to his affiliation with the applicants. Mr. Matt Renauld substituted as Acting Chair for the final agenda item in place of Mr. Ucciferro.**

### **ITEM 3**

**PROJECT NAME:** 714 Dulaney Valley Road, Bank of America

**DRP PROJECT #:** 661

**PROJECT TYPE:** Towson DT Commercial Review

#### **PROJECT DESCRIPTION:**

The presentation was given by Ms. Crissie Baur, Program Manager, Bohler Engineering, Mr. Joseph Burkhardt, Sr. Landscape Architect Project Manager, Bohler Engineering, Ms. Melissa Stonikinis, RA, Sr. Project Manager, IA Interior Architects, and Mr. Lloyd Nurkiewicz, Sr. Project Manager.

The project consists of razing the existing Bank of America building and redeveloping the site with a 3,692 S.F. new bank, utilizing modular construction. The proposed Bank of America structure will incorporate aluminum glazing, white satin metal, wood-look cladding, charcoal stucco and clear anodized metal canopies into the façade design. Site features will include tree pits and a sitting wall along Dulaney Valley Road and bicycle racks near the main entrance. There is an existing bus stop on Dulaney Valley Road and on the south side of the site, an existing retaining wall which will be replaced with a new wall. The applicant proposes a Towson themed mural to be painted on the face of the wall.

#### **SPEAKERS:**

There were no registered speakers from the public.

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

Mr. Matt Renauld opened the floor to panel members for discussion.

Mr. Donald Kann stated that the graphics and signage should be further restudied and enhance to be more visually inviting from Dulaney Valley Road. He also agreed with the Department of Planning's Staff Report comments.

Mr. Raj Sharma concurred with the Department of Planning's Staff Report and had no further comments.

Ms. Julie Soss stated that the landscaping, signage, building materials, and lighting were appropriate. She also agreed with the Department of Planning's Staff Report.

Mr. James Stevens agreed with the Department of Planning's Staff Report and comments made by Mr. Kann pertaining to the graphics and signage. Mr. Stevens expressed concerns with the 18 foot height of the wall and recommended that the retaining wall be softened with vegetation. He recommended that the materials be clarified particularly the EIFS and stucco at the grade of the building, suggesting a 3 to 4 foot veneer brick base to complement above color. Mr. Stevens suggested the applicant restudy the design of the seat wall creating an L-turn

Mr. Matt Renauld stated that a mural might not be the best design fit for the wall. He stated that the site is over parked and recommended removing the three parallel parking spaces, which might give an

opportunity to terrace the wall and provide taller evergreen planting in front of the wall. He also concurred with the Department of Planning's Staff Report comments.

**DISPOSITION:**

Mr. James Stevens made a motion requesting that the project returned for an additional review with a second public meeting to garner an approval from the Design Review Panel. The conditions for the project were as follows:

1. Comply with all conditions in the Department of Planning's Staff Report, dated July 12, 2023.
2. Re-evaluate the eighteen-foot wall incorporating additional landscaping to soften the visual impact.
3. The length of the seating wall should remain. Investigate creating an L-turn to provide additional seating space.
4. Restudy the design composition of wall panels, fascia, fenestration and signage to create a more visually inviting elevation from Dulaney Valley Road.
5. Where the charcoal EIFS is present, integrate a brick veneer base that complements that color.
6. Provide cross sections to demonstrate the grading and transitions of the site.

The motion was seconded by Mr. Donald Kann and approved by acclamation at 8:18 pm.

A motion to adjourn the meeting was made by Mr. James Stevens and was seconded by Mr. Donald Kann  
The meeting adjourned at 8:18 pm.