

*Minutes*  
Baltimore County Design Review Panel  
September 13, 2023  
**Approved**

*Contents*

**Call to order and announcements**

**Review of today’s agenda**

**Minutes of the July 12, 2023 meeting**

**Items for initial or continued discussion**

1. 714 Dulaney Valley Road, Bank of America, DT Towson District Commercial Review
2. 1014 Taylor Avenue, Popeye’s, Loch Raven-Hillendale Commercial Review
3. Weaver Fields, Campbell Boulevard & Rohe Farm Lane, Middle River Residential Review

**Adjournment of the Board meeting**

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*Appendices*

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

Agenda  
Minutes – July 12, 2023 meeting, as approved

*Minutes*  
Baltimore County Design Review Panel  
September 13, 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 6:00 p.m.

The following panel members were:

**Present**

Mr. Joseph Ucciferro  
Mr. James Stevens  
Mr. Matt Renauld  
Mr. Raj Sharma  
Mr. Donald Kann  
Ms. Kelly Ennis  
Mr. Om Khurjekar  
Mr. Scott Walters

**Not Present**

Ms. Julie Soss

Residential Reviewer Present: Ms. Linda Felts

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

**Minutes of the July 12, 2023 Meeting**

Mr. Donald Kann moved the acceptance of the July 12, 2023 draft minutes. The motion was seconded by Mr. Matt Renauld and passed by acclamation at 6:03 p.m.

The approved minutes are filed as Appendix B.

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

## **ITEM 1**

**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 Mr. Eric McWilliams, RLA, Project Manager, Landscape Architecture & Planning, Bohler Engineering, and Ms. Melissa Stonikinis, RA, Sr. Project Manager, IA Interior Architects.

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. This project was presented during the July 12, 2023 DRP meeting. The DRP requested the applicant to address several conditions and to come back for another DRP review.

### **SPEAKERS:**

Ms. Beth Miller, representative of the Green Towson Alliance community association, indicated that she was pleased with the redevelopment and stated that the project would greatly improve the landscaping and walkability of the current property. She recommended that the five canopy trees, which are all Ginkgo Biloba canopy trees, be replaced with native species, as recommended by the Downtown Towson District Guidelines and Standards. Ms. Miller indicated that the following three plant species should not be considered: English Holly “Atlas”, Spirea Bridal Wreath, and Leatherleaf Viburnum, due to them being evaluated by the State of Maryland as emerging invasive species.

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

Ms. Marta Kulchytska read the Department of Planning’s Staff Report dated September 13, 2023.

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

Mr. Raj Sharma asked if the site would be ADA-compliant. He stated that the three planters seemed to interfere with the space that is required for the sidewalk. He also agreed with the comments in the Department of Planning’s Staff Report.

Ms. Kelly Ennis concurred with the recommendations of the Staff Report and complimented the design of the seat wall.

Mr. James Stevens complimented the design improvements of the 16-foot retaining wall and the finishes on the exterior elevations.

Mr. Om Khurjekar agreed with the Staff Report comments. He inquired about the proposed color of the seat wall and recommended it be darker. He asked if the grass behind the wall could be extended and wrapped around the seat wall and that a native species of trees such as sweet gum be considered.

Mr. Scott Walters stated that the sidewalk spacing where the proposed trees and bus stop are located seems to be cluttered and recommended that the spacing be reexamined.

Mr. Donald Kann complimented the updated design improvements and agreed with the Department of Planning's Staff Report comments.

Mr. Matt Renauld complimented the building materials and finishes. He inquired if the hardscape would be just the red brick and not the dual color shown in the renderings. Mr. Renauld recommended reevaluating the plantings at the base of the retaining wall. He stated that the proposed ginger plantings at the retaining wall would be low and recommended using an evergreen planting.

**DISPOSITION:**

Mr. Om Khurjekar 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. The color of the proposed brick for the seat wall along Dulaney Valley Road should be darker-
2. Reevaluate the spacing between the tree plantings and bus stop location to provide more space for the bus stop, pending there are no utility conflicts.
3. Provide taller plantings along the proposed retaining wall. Consider evergreen or semi-evergreen plantings.
4. Consider using a different species of native trees, such as Liquidambar or equal, instead of Ginkgo trees.
5. The Design Review Panel recommends a seat wall instead of a bus shelter.
6. Comply with all conditions in the Department of Planning's Staff Report dated September 13, 2023.

The motion was seconded by Mr. Donald Kann and approved by acclamation at 6:43 pm.

**At this time, Mr. Joseph Ucciferro resumed duties as the DRP chair for the remaining agenda items.**

**ITEM 2**

**PROJECT NAME:** 1014 Taylor Avenue, Popeyes

**DRP PROJECT #:** 660

**PROJECT TYPE:** Loch Raven-Hillendale Commercial Review

**PROJECT DESCRIPTION:**

The presentation was given by Mr. Robert Grimaldi.

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 Popeyes restaurant. The new restaurant will be located within the existing parking lot at the southeast corner of the center.

This project was presented during the July 12, 2023 DRP meeting. The DRP requested the applicant to address several conditions and to come back for another DRP review.

**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 13, 2023.

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

Ms. Kelly Ennis complimented the revisions to the branded forms of the prototype architecture. She agreed with the Department of Planning's Staff Report comments.

Mr. Donald Kann stated that the applicants have addressed the previous conditions and had no additional comments.

Mr. Matt Renauld questioned the location of the crosswalk and recommended relocating it so that it would be a direct connection from the front of the restaurant to the adjacent retail. He asked that the applicants confirm that there is adequate space to provide the outdoor seating spaces and amenities. Mr. Renauld stated that the canopy details should be included and shown on the site plan.

Mr. Raj Sharma had no comments.

Mr. James Stevens concurred with the previous panel members' comments and had no additional comments.

Mr. Om Khurjekar concurred with comments made by panel members and the Department of Planning's Staff Report. He suggested that a taller variety of evergreens be planted in front of the 6-foot retaining wall.

Mr. Scott Walters inquired about the color of the building materials and asked that colors be confirmed and clearly indicated on the plans.

Mr. Ucciferro stated that the location of the dumpsters was not ideal, but understood the hardship with the site constraints.

**DISPOSITION:**

Mr. Matt Renauld 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. Explore the potential to shift the crosswalk to the northwest corner of the proposed building so it connects the adjacent retail property, pending coordination with the adjacent landlord/tenants.
2. Adjust the plantings along Taylor Avenue to include a taller evergreen planting that better compliments the retaining wall.
3. Ensure that the extent of the canopy details are included and shown on the site plan for County Agency review.
4. Per the Staff Report comments dated September 13, 2023, the requested parking variance to reduce parking calculations from the required 442 to the proposed 236 be approved.

The motion was seconded by Mr. James Stevens and approved by acclamation at 7:11 pm.

### **ITEM 3**

**PROJECT NAME:** Weaver Fields, Campbell Boulevard & Rohe Farm Lane

**DRP PROJECT #:** 602

**PROJECT TYPE:** Middle River Residential Review

#### **PROJECT DESCRIPTION:**

The Presentation was given by Ms. Patricia Malone, Venable, Mr. Ed Gold, Goldstone Properties, Mr. Sean Davis, Morris and Richie Associates and Mr. Craig Carlson, Greenspring Builders.

The Weaver Fields property is comprised of two parcels. Parcel 1 extends from the terminus of Rohe Farm Lane southeast across the newly constructed Campbell Boulevard. Adjacent to the southeast, parcel 2 extends the project area to Windlass Run, a tributary of Bird River. The majority of the project site is zoned DR 3.5, but small areas of DR 1 and DR 2 zones exist in the northwestern portion of the site. The residential development proposed on the Weaver Fields property consists of 52 single family detached homes and 102 single family semi-detached villas.

All roads proposed in the development will be public roads. The newly-constructed Campbell Boulevard bisects the project site. A large thoroughfare, designated as a minor arterial, Campbell Boulevard connects White Marsh Boulevard (MD 43) to Bird River Road and beyond to Pulaski Highway (MD 40).

The existing site conditions consist of a combination of post-agricultural old field condition and mature forested areas. Vestiges of vehicular access ways remain on both sides of Campbell Boulevard in the form of compacted earth and cleared vegetation. The construction of Campbell Boulevard included two projected points of intersection which will require relocation to coordinate with the proposed road network for Weaver Fields. Alongside the eastern side of Campbell Boulevard sit two existing stormwater management reservations that are not part of the project proposal. The southeastern edge of the site is bounded by Windlass Run, its associated floodplain, forest buffer, and several specimen trees.

#### **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 13, 2023.

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

Ms. Felts concurred with the Department of Planning's Staff Report comments and complimented the design proposal and the preservation of trees.

Mr. Scott Walters agreed with the Staff Report's comments. He stated that individually, the villas are proportioned well and have nice architectural quality but are not compatible when two different styles meet and are placed side by side. He indicated that the roof lines and centerlines of the different styles create an awkward visual presentation when they are placed side-by-side. Mr. Walters stated that on all the single-family homes but one, there are three unique materials proposed. On the Bynum Model, there are four unique materials proposed which created a "busy" look. Mr. Walters recommended that the space underneath the balcony on the Roosevelt Farmhouse should be in the same line as the porch.

Mr. Om Khurjekar complimented the architectural design of the homes and the preservation of 22 of the 24 specimen trees in the centralized green space. He inquired if there was an opportunity to incorporate another trail loop into the central green space. He asked if there is a change in materials where the walking trails cross the roadways and stated that it would create a strong visual connection and promote safety. Mr. Khurjekar recommended more vegetative plantings between the houses along the East side of Campbell Boulevard to provide more privacy. Mr. Khurjekar recommended the applicant look to provide an architectural style for the pickleball court that compliments the character of the surrounding developments.

Mr. Raj Sharma concurred with the previous panel members' comments and had nothing additional to add.

Mr. Matt Renauld inquired if the active pocket park located in the northeast corner, presents an opportunity to connect it to the open space trail. He also asked if there could be another connection to the main park on the eastern side. He indicated that it had access to the gazebo but the access points to the space were limited. Mr. Renauld inquired about the road network circulation and if a second entrance access was necessary. He stated is the road could terminate into a cul-de-sac which could help preserve more trees, vegetation, and open space. Mr. Renauld also questioned if the trail on the western side of Campbell Boulevard could connect to Campbell Boulevard so that residents could loop and walk along the street instead of having to cut back through the community.

Mr. Donald Kann complimented the overall site design. He questioned how the garage doors would meet the County's regulation not to exceed 45% of the dwelling's front façade. He also echoed Mr. Walters's comments pertaining to making the side-by-side units compatible and cohesive.

Ms. Kelly Ennis concurred with all panel members' comments and emphasized the comment pertaining to ensuring the pickleball court and amenity structures be compatible with the architectural character of the development.

Mr. Joseph Ucciferro inquired about the feasibility of the applicant to accommodate the recommendation in the Department of Planning's Staff Report to provide bike lanes and bike racks.

Mr. James Stevens concurred with previous panel members' comments. He inquired if dumpsters would be required and how trash refuse would be facilitated. He stated that there may be concerns from the residents pertaining to noise nuisances from the pickleball courts.

**DISPOSITION:**

Mr. Om Khurjekar 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. Consider providing trail connections through the roadways.
2. Investigate the option to provide a pedestrian trail connection in the central wooded area.
3. Consider an architectural style for the outdoor and amenity structures to be compliant with the architectural character of the development.
4. Comply with all conditions in the Department of Planning's Staff Report dated September 13, 2023 with the clarification of recommendation No. 2 under Streets, Parking, and Circulation, that if the provision of "bike lanes throughout the development" is not feasible, the Developer should provide signage and/or pavement markings to improve conditions for bike riders within the neighborhood. Bike racks should be provided at appropriate locations throughout the development.

The motion was seconded by Mr. Donald Kann and approved by acclamation at 8:33pm.

A motion to adjourn the meeting was made by Mr. Om Khurjekar and was seconded by Mr. James Stevens. The meeting adjourned at 8:35 pm.