

Minutes
Baltimore County Design Review Panel
September 10, 2008

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Call to order, and announcements

Review of today's agenda

Minutes of the July 9, 2008

Items for discussion and vote by the Design Review Panel

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Commercial, Towson
2. Burger King – 925 York Road – Commercial, Towson

Adjournment of the Board Meeting

Baltimore County Design Review Panel
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Call to order

Chairman, William Monk, called the regularly scheduled meeting of the Baltimore County Design Review Panel to order at 6:08 p.m. The following panel members were:

Present

Mr. William Monk
Mr. Donald Kann
Mr. Christopher Parts
Mr. Thomas Repsher

Not Present

Ms. Betsy Boykin
Mr. Derrick Burnett
Mr. John Dimenna
Mr. Scott Rykiel
Ms. Magda Westerhout

County staff present included:
Pat Keller, Lynn Lanham, Jenifer Nugent

Minutes of the July 9, 2008 meeting

Mr. Parts moved the acceptance of the draft minutes and the motion was seconded by Mr. Repsher and passed by acclamation at 6:12 p.m.

The approved minutes are filed as Appendix B.

ITEM 1

PROJECT NAME: Fusco Financial Associates – 221, 223 & 225 West Joppa Road

DRP PROJECT #: 499

PROJECT TYPE: Commercial, Towson

PROJECT DESCRIPTION:

Tim Sanders, architect, of Sanders Design presented the project. Fusco Financial has been in business in Towson for 11 years. They are proposing a two story office building, approximately 5,000 square feet with basement, at the corner of Bosley Avenue and Joppa Road. It will anchor the corner as a gateway into Towson. The building is a traditional design, colonial in style. All four sides will be constructed of brick (red-brown color) with bricked quoins, and jack arches. The roof will be architectural grade shingles. The main entrance will face Bosley Avenue with a portico, Doric columns, and balustrade. The scale of the building will be broken with the introduction of gables that are offset from the main body of the building as well as protrusions and recessions of the façade. The building will be topped with a clock tower. The rear elevation is heavily landscaped and has the employee entrance.

There is a brick path that connects the parking which is located on the rear of the building through a garden to the front of the building. A low brick sign wall will be built at the corner of Bosley and Joppa.

The applicant has had a zoning hearing for setback and parking variances and although they got a favorable response an order has not yet been issued.

The property owner has met with the Greater Towson Council of Community Associations and West Towson prior to the Design Review Panel meeting. They support the proposal.

DESIGN REVIEW PANEL COMMENTS:

Mr. Monk questioned whether the project landscape architect was present and how many trees were being retained of the 5 existing. Mr Sanders responded no and that they would make every attempt to save the one tree adjacent to Bosley at the south end of the building but that all of the trees were in distress.

Mr. Parts stated that if the trees were removed that they should be replaced in kind in order to continue the streetscape that is established along Bosley Avenue. In general the proportions of the building are good but the rear of the building needs study. He also commented that the fiberglass cupola looks small for the scale of the building and if using a prefab piece they must really study the proportions. Mr. Parts also stated that if the enclosure in the rear of the building was vinyl it should be anchored with masonry piers and that the sidewalk from the parking lot should be connected to the sidewalk along Joppa Road.

Mr. Repsher asked if the building were brick all around and why did they need a brick path. Mr. Sanders stated that his client wanted to buffer the pedestrian from Joppa Road. He also asked for additional planting along the south elevation, around the dumpster or make the dumpster surround brick, and add plantings between the parking and the alley. He also noted that one of the parking spaces needs a variance. Mr Repsher questioned if the parking lot was curbed. Mr. Sanders

responded that they would add wheel stops to control the edge and parked cars. Mr. Repsher stated that it was a great looking building.

Mr. Kann stated that he struggled with the design and its context in the community. He would prefer a simpler design without as much embellishment. The cupola seems inappropriate. He also stated that the rear of the building needs to be completed. He did not object to the volume or rooflines of the building but suggested that the architect simplify the design and take off the non-original materials and cupola.

Mr. Monk addressed streetscape by saying that on Bosley they should keep the grass strip and widen the walk to 8 feet wide. He stated that the poles and guy wires would prevent the sidewalk from being detached on Joppa. New trees should be 4" to 4 ½" caliper to replace the existing trees and that the applicant should keep the uniformity of the streetscape.

SPEAKERS COMMENTS:

Mr. Larry Schmidt, representing the Greater Towson Committee, which is an organization of business owners in Towson, stated support for the project and concurs with the comments regarding landscaping and sidewalks.

DISPOSITION:

A motion was made by Mr. Parts to approve the project with conditions with administrative review of site issues by staff and architectural review of changes by Mr. Parts and Kann. The following conditions were made:

1. Study the level of detail for the cupola.
2. Study the character and style of the building, especially the use of applied historic details to a contemporary building.
3. The rear of the building should match the style of the rest of the building.
4. The dumpster enclosure should be brick.
5. Study the walkways on Joppa and Bosley and coordinate with the latest proposal for Towson.
6. Add landscaping on the south side of the building and along the parking lot and dumpster.
7. Replace any trees to be removed with 4" to 4 ½ " caliper size.
8. Continue the tree type established along Bosley Avenue. (Red or Willow Oak)

The motion was seconded by Mr. Repsher and approved by acclamation at 7:05p.m.

ITEM 2

PROJECT NAME: Burger King – 925 York Road

DRP PROJECT #: 500

PROJECT TYPE: Commercial, Towson

PROJECT DESCRIPTION:

David Karceski, project attorney, introduced the project team and gave a site overview. The site is located on York Road in the area between the Bosley Avenue and Fairmount Avenue intersections. The specific address, 925 York Road, is located between a Texaco gas station and a one story commercial building that houses a dry cleaner, among other businesses. The site also backs up to a residential development and is bordered by an alley at the back of the site. Relocating the Burger King to this site from Joppa Road will facilitate the overall redevelopment of the Towson Circle Three project. The team has met with Ed Kilcullen, president of GTCC, whose organization generally supports the project. Additional plans were given to the panel members today to address comments made by staff.

Tom Church, project engineer, continued the site presentation. The site area is zoned BR and is approximately 19,500 SF. The restaurant will be 1,623 square feet and will have a drive-thru on the north façade. One point of ingress and egress (two-way) onto York Road exists for the site and will remain. There is alley access at the back of the site to the alley that is one-way, southbound. A sidewalk connection has been added. Today the site is 100% impervious. This condition will be improved by adding landscaping to the front and rear as well as tree islands. The site may need a small parking variance and setback variances.

Jim Collimore, architect, presented the building design. The building is the third in a series of architectural departures from the usual Burger King. There is a similar one built in Timonium. The primary building material will be EIFS (acrylic stucco) using two color tone with a ariskraft material base. The dining area ceiling is raised and will have clear-story windows with aluminum window frames and clear glazing. Mr Collimore pointed out the material board and colors that will be used for the project. The mechanical equipment will be on the roof below the parapet. The dumpster will have walls and a corrugated metal dumpster screen. This location will also be much smaller than the usual Burger King. Canopies of canvas or metal and the standard red acrylic accent band have been incorporated into the design.

DESIGN REVIEW PANEL COMMENTS:

Tom Repsher noted that the current site is a mess and asked how loading was to be handled. Tom Church and Wes Guckert, traffic engineer, responded that loading would occur in the early am hours and trucks will probably back into the site from York Road. The alley is public and serves as a good escape route. Tom Repsher also asked about the setback and landscape screening along the alley. Church responded that they could extend the fence and limit the opening to 18 to 20 feet to the alley allowing for additional screening. Repsher also requested that the applicant work with Texaco to replace the existing fence on the north side. There was a question about the side of the Carousel Cleaners building when the other building is razed. Church responded that that is an unknown that would have to be resolved at the time but they would refinish the wall if necessary. Repsher also wanted more detail on the sign and he also stated that wheel stops are needed along the edge that faces the Carousel Cleaners building.

Christopher Parts asked about the dumpster enclosure. He also asked if the building could be moved closer to the street to have a more consistent street edge and if the parking in the front could be moved to the rear.

SPEAKERS COMMENTS:

Mary Ann Mathews, an adjacent resident, was concerned about the early hours of delivery and noise from outside speakers. She supported the idea of moving the building toward York Road and would like the alley edge to be fenced and landscaped with limited access. The owner responded that the restaurant can control the volume of the speaker and that they would not be broadcasting announcements. The order board faces Texaco which should limit noise projection to the residential on the east.

DISPOSITION:

A motion was made by Mr. Parts to approve the project with the following conditions:

1. Move the building toward York Road and reposition the parking to the rear;
2. Create a larger area for landscape screening and fencing along the rear of the building;
3. Remove one employee parking space in the rear and reposition the concrete barrier curb toward the building to allow for more space to the rear along the alley;
4. Provide a sign detail;
5. Add wheel stops to the parking spaces that face the Carousel Cleaners;
6. Provide a walkway to the front door from the public sidewalk, and;
7. Replace the Texaco fence and paint the wall of the Carousel Cleaners if the owners are in agreement.

The motion was seconded by Mr. Kann and approved by acclamation at 8:10 p.m.

Code Statement: Section 32 – 4 – 203 (i) (2) of the Baltimore County Code states, *The Panel’s recommendation is binding on the Hearing Officer, and on the agencies under subsection (l), (Directors of the Office of Planning, the Department of Permits and Development Management and the Department of Environmental Protection and Resource Management), unless the Hearing Officer or agencies find that the Panel’s actions constitute an abuse of its discretion or are unsupported by the documentation and evidence presented.*

Approved as of November 12, 2008