

*Minutes*  
Baltimore County Design Review Panel  
April 7, 2009

*Contents*

**Call to order, and announcements**

**Review of today's agenda**

**Minutes of the March 11, 2009 Meeting**

**Items for discussion and vote by the Design Review Panel**

1. 207/209 East Joppa Road – Commercial, Towson

**Adjournment of the Board Meeting**

**Baltimore County Design Review Panel**  
*Appendices*

<b>Appendix A</b>	Agenda
<b>Appendix B</b>	Minutes of the March 11, 2009 Meeting
<b>Appendix C</b>	Staff Report – 207/209 East Joppa Road

*Minutes*  
Baltimore County **Design Review Panel**  
April 7, 2009

**Call to order**

Acting Chair, Magda Westerhout, called the regularly scheduled meeting of the Baltimore County **Design Review Panel** to order at 6:03 p.m. The following panel members were:

**Present**

Mr. Derrick Burnett  
Ms. Betsy Boykin  
Mr. Thomas Repsher  
Ms. Magda Westerhout

**Not Present**

Mr. Donald Kann  
Mr. William Monk  
Mr. Christopher Parts  
Mr. Scott Rykiel  
Mr. John DiMenna

County staff present included:  
Lynn Lanham, Jenifer Nugent, Krystle Patchak,

**Minutes of the March 11, 2009 meeting**

Mr. Repsher moved the acceptance of the draft minutes and the motion was seconded by Ms. Boykin and passed by acclamation at 6:04 p.m.

The approved minutes are filed as Appendix B.

## **ITEM 1**

**PROJECT NAME:** 207/209 East Joppa Road

**DRP PROJECT #:** 506

**PROJECT TYPE:** Commercial, Towson

### **PROJECT DESCRIPTION:**

Larry Link, architect for the project, presented the proposal to the panel. The site is located on the south side of Joppa Road and it consists primarily of two existing structures and paving. One structure located on the east of the property serves as a salon with offices on the second floor, while the other is a food service establishment with offices on the second floor.

The proposal calls for an addition to the food service building for separate retail purposes, specifically a liquor store. A liquor license was granted for the business at a hearing in February 2009. The addition will consist of 3,672 gross square foot on two floors and will occupy the space of existing paved surfaces. The lower level of the structure will be grade accessible, with the upper level being accessible via a ramp from the north side of the property. The lower level will be used for storage; the upper level for package foods sales.

Materials for the proposal include primarily brick to match the existing structure. The new roof will be metal and the applicant will attempt to blend it as much as possible with the existing slate roof. Landscaping is proposed to accommodate the staff's recommendations as shown in the staff report, Appendix C. The staff recommended brick banding along with a new 6' wide sidewalk and a 10' planting area along with 2 additional tree planters to match the neighboring property and provide shade for the outdoor dining area.

All parking for the site already exists in the rear, and the applicant proposes to remove one of the two spaces provided at the front, the remaining space will be used for handicapped purposes.

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

Mr. Burnett questioned the amount of paving on the site. The applicant stated that the site as it exists today is made up of 90% paving. Mr. Burnett also questioned the access points to both the food service building and the liquor store. Mr. Link stated that both will have separate access points and there will be a covered walkway between both for access. Mr. Burnett also commented on the proposed retaining wall at the rear parking area. Mr. Link explained that this was not yet worked out in detail.

Ms. Boykin was concerned with the proposed landscaping and the existing utility poles. She was also concerned about the grade of the site. Ms. Boykin stated that she would like to see a more detailed landscaping plan with the plant materials described in more detail. It was also noted that the landscaping proposal will continue along the front of the salon building on the site as well.

Mr. Repsher questioned the proposed signage for the site. Mr. Link stated that they will add a panel to the existing sign on the front of the site, but no further sign details were provided. Mr. Repsher also suggested providing landscaping at the rear parking area and he was also concerned with the turning radius for possible deliveries/trash pickups. He also commented on the lighting on the site and would like to see a more detailed lighting plan.

Ms. Westerhout was concerned with matching up the two different roof materials. She would like to see samples of the building materials, including the windows. She would also like to see the materials labeled on the plans.

All panel members were concerned with SWM on the site due to the grading of the site. Mr. Link stated that he will have to work with DEPRM and look into possible mitigation on the site. They were also concerned with the turning radius in the rear parking/delivery area as well as the dumpster locations and details.

### **SPEAKERS COMMENTS**

Ms. Jennifer Kauffman, of the Ridgely Condo Association, stated that her community is concerned with potential water runoff from the site. She stated that in the past flooding was an issue. Ms. Kauffman also stated that the community has no big problems with the proposal for a liquor store or the fact that the proposal calls for two stories. They would like to know what is proposed for the second floor of the existing building. Mr. Link stated that the second floor will be used as an office for the owner. Ms. Kauffman also stated that the community is concerned about potential noise from the site due to deliveries and trash removal at certain hours.

### **DISPOSITION:**

A motion was made by Ms. Boykin to have project denied and resubmitted at a later date. The panel would like to see the following concerns addressed:

1. Provide details of dumpster location and enclosure
2. Provide building material samples – brick, roofing materials, window materials, door materials
3. Provide a detailed landscaping plan with planting materials defined, and adhere to Towson streetscape standards
4. Provide signage details
5. Provide a lighting plan and detail of lighting fixtures
6. Provide details for the rear parking area – address turning radius, retaining wall (design & materials)
7. Provide information on site drainage and storm water management and how they will be addressed.

Revised plans are to be submitted to the Office of Planning for preliminary review and scheduling for another meeting.

The motion was seconded by Mr. Repsher and approved by acclamation at 6:52 p.m.

The meeting was adjourned at 6:47 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 (1), (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 May 13, 2009