

Minutes
Baltimore County Design Review Panel
November 10, 2010

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Minutes
Baltimore County **Design Review Panel**
November 10, 2010

Call to order

Chair, William Monk, called the regularly scheduled meeting of the Baltimore County **Design Review Panel** to order at 6:02 p.m. The following panel members were:

Present

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

Not Present

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

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

Minutes of the September 15, 2010 meeting

Mr. Monk moved the acceptance of the draft minutes as written in two parts, voting on both the McDonald's and the Towson Swim Club in different parts. The motions were passed by acclamation at 6:05 p.m.

Mr. Parts, a member of the Towson Swim Club development team, recused himself from the vote on the minutes.

The approved minutes are filed as Appendix B.

ITEM 1

PROJECT NAME: The Rec Room, "Tree House"

DRP PROJECT #: 496

PROJECT TYPE: Commercial, Towson

PROJECT DESCRIPTION:

Steven Hill, of STH Design Associates and architect for the project, presented the proposal to the panel. The site is zoned BM-CT and the proposed work calls for an expansion to the existing Rec Room, to be referred to as "The Tree House." The existing Green Room building of The Rec Room will be renovated into a two story bar and lounge, which will be connected to the existing patio area. Most modifications will include interior work, with the exception of a new roof and windows. A second floor will be added as well as an entrance to the street on Delaware Avenue, with stairs, to be installed at the intersection of the two existing buildings. Signage will be added to the site at the Delaware Avenue entrance.

Materials for the project include glazed cementitious or ceramic panels, open air type windows, with aluminum or painted steel trim.

DESIGN REVIEW PANEL COMMENTS:

Mr. Parts questioned the existing brick on the building, and what if anything would be added. Mr. Hill stated that no additional brick will be added to the building. Mr. Parts also questioned the location of the HVAC equipment for the new addition, it was noted that the equipment will be either placed in the basement or a flat part of the roof, which will not be visible. Mr. Parts also suggested adding lighting to the building to light up the area off of Delaware Avenue.

Mr. Repsher was concerned with signage on the site. The applicants stated that they do not have final signage details, but will submit them when finalized, for approval. As of yet, a name or location of the signage has not been determined. Mr. Monk reminded the applicants of the zoning requirements regarding signs. Mr. Repsher also suggested that the applicant improve the service court off of Shealy Avenue to make the area more appealing to customers.

Mr. Kann questioned ADA compliancy on the site. The applicants assured the panel that they will be able to meet ADA accommodations. Mr. Kann also noted that there were old notes and details on the site plan that were not a part of this project. The applicant agreed to remove the notes from the plans.

Mr. Monk also commented on the lighting of the site and adding more light for security issues.

Mrs. Nugent, of the Office of Planning, stated to the panel that the issues in the staff report have been addressed in the applications presentation. The Office of Planning recommends approval of the project. A copy of the Office of Planning staff report on the project is filed as Appendix C.

SPEAKERS COMMENTS:

There were no members of the public in attendance to speak on behalf of the The Rec Room project.

DISPOSITION:

A motion was made by Mr. Repsher to accept the project as submitted with the following conditions:

1. Prepare signage details
2. Revise site plan – eliminate old project information
3. Clean up service court – Shealey Avenue
4. Show HVAC equipment location on plans
5. Study lighting along Delaware Avenue
6. Submit final building materials

The motion was seconded by Mr. Kann and approved by acclamation at 6:36 p.m. All revised plans are to be submitted to the Office of Planning for final review and approval.

The meeting was adjourned at 6:37 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 January 12, 2011