

*Minutes*

Baltimore County **Design Review Panel**  
March 14, 2012

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Minutes – February 8, 2012 Meeting, as approved

*Minutes*

Baltimore County **Design Review Panel**

March 14, 2012

**Call to order**

Chair, John DiMenna, 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. John DiMenna  
Mr. William Monk  
Mr. David Martin

**Not Present**

Mr. Mitch Kellman  
Ms. Julie Kirsch  
Ms. Shannon Comer Dodge  
Mr. Christopher Parts  
Mr. Thomas Repsher  
Ms. Magda Westerhout

County staff present included:

Lynn Lanham, Jenifer Nugent, Krystle Patchak, Andrea Van Arsdale

**Minutes of the February 8, 2012 Meeting**

Mr. Monk moved the acceptance of the February 8, 2012 draft minutes as written. The motion was seconded by Mr. DiMenna and passed by acclamation at 6:04 p.m.

The approved minutes are filed as Appendix B.

**ITEM 1****PROJECT NAME:** 600 Reisterstown Road**DRP PROJECT #:** 529**PROJECT TYPE:** Commercial, Pikesville**PROJECT DESCRIPTION:**

Dick Matz of Colbert Matz Rosenfelt, Inc. presented the project to the Panel. Also in attendance were Sally Malena of Human & Rohde, Inc., Carla Ryon of Colbert Matz Rosenfelt, Inc, and Stuart Macklin and Rozi Kamhi of Macklin & Kamhi Architects, LLC. The existing property consists of a seven-story building, with approximately 52,000 SF of office space and 10,000 SF of retail. The applicant is proposing to install complete façade improvements to the entire existing building. The building is approximately thirty years old and is in need of repair. The occupancy of the building will remain the same with restaurants on the first floor and offices on the floors above.

The project was reviewed at the February 8, 2012 Design Review Panel meeting. At that time a motion was made to have the project revised and resubmitted at a later date, with the following conditions.

1. Provide conceptual plans for a new free-standing sign – existing sign is not consistent with Pikesville Design Guidelines
2. Revise and coordinate site and landscape plans
3. Clearly define ingress/egress points – Milford Mill Road, Irving Place
4. Provide screening along residences to the West
5. Provide dumpster location & enclosure details
6. Provide details of pedestrian & site circulation
7. Consider use of materials at street level to create Pikesville Village style (lower the height of the base).
8. Provide consistent way of identifying tenant graphics – no tenant graphics on building banners
9. Provide details of how the project is proceeding through County review at this time.

The applicant presented responses to the Panel's comments. After a study of the existing sign it was determined that the sign is in the State right-of-way, therefore the applicant is considering moving the sign to the corner of Irving Place and Reisterstown Road. With regards to ingress/egress points, the applicants have decided to eliminate an existing curb cut on Milford Mill Road and keep two on Irving Place, due to the fact that it is a dead end road and would help with site circulation. Additional screening was proposed around the perimeter of the site, including a screen wall and planting along Milford Mill Road, and a board on board fence along the NW corner of the site. Additional green space was also provided throughout the site and in the islands along Irving Place to serve as a buffer. The dumpster location was noted on both the site and landscape plans as well enclosure details. Additional street trees were also proposed for the site along Reisterstown Road along with new sidewalks and tree pits around the perimeter of the site.

The applicants added curbing throughout the site to help define the parking lot and green spaces. A site circulation plan was presented to the panel which detailed the vehicular and pedestrian movements throughout the site. It was noted that the proposed ramp is one-way only. An emergency stairwell structure was also added.

The architectural plans for the project were revised to address the Panel's comments as well. The height of the proposed stone veneer at the base of the building was lowered by 18" to fit more with the Pikesville Village style. An accent band was also proposed at the height of the metal canopies. Tenant signage is proposed on all of the metal canopies above the existing storefronts. The stair towers were also revised to have a more simplified Eifs pattern.

### **PUBLIC COMMENTS:**

Mr. Mark Sapp, on behalf of the Colonial Village Improvement Association, questioned the relocation of the sign. He did not understand why the sign is even allowed in the area if it does not meet the Pikesville Design Guidelines.

Mr. Alan Zuckerberg, on behalf of the Pikesville Communities Corporation, was also concerned with the signage. He asked that the Panel make a definitive statement that the sign is not allowed and should be removed. Mr. Zuckerberg also noted that the sign is against guidelines and changeable copy is prohibited. Mr. Matz, on behalf of the applicants, noted that the sign meets the Baltimore County Zoning Regulations. He noted that it is in the State right-of-way, therefore they feel that a relocation is all that is needed.

Mr. Zuckerberg also noted that the draft minutes of the Design Review Panel should be posted online. (*Note: Department of Planning policy is to post approved minutes only*)

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

Mr. Monk suggested possibly removing the changeable copy portion of the sign. The applicants stated that they are considering their options with the sign company. Mr. Monk also questioned the landscaping proposed along Milford Mill Road. It was determined that shrubs and street trees are proposed. Overall Mr. Monk stated that the improvements of the site, landscape and architectural plans were positive based on the Panel's comments.

Mr. Martin commented on the configuration of the garden wall. It was noted that the existing transformers and concrete pad are the reason for the orientation of the wall.

The Panel determined that at the time of the creation of the Pikesville Design Guidelines, changeable copy was not an issue in the County. After reviewing the guidelines, the Panel determined that this particular building is being built to the property line and is not set back on the lot (as noted on page 26 of the guidelines, which refers to those buildings that are set back). It was also determined that no references to changeable copy are found in the sign portion of the guidelines.

### **DISPOSITION:**

Mr. DiMenna moved that the site and building design be approved as submitted with the following condition:

1. The existing freestanding sign must be relocated to the suggested location and lowered approximately 3ft.

The motion was seconded by Mr. Monk and approved by acclamation at 6:57 p.m.

**ITEM 2****PROJECT NAME:** 313 West Wind Road**DRP PROJECT #:** 530**PROJECT TYPE:** Residential, Ruxton/Riderwood/Lake Roland**PROJECT DESCRIPTION:**

Richard Taylor, owner and builder of the proposed project presented the plans to the panel. The proposed residence is located in the Four Winds Community and is currently a vacant lot. The design of the house is planned to be a transition between the two story residences to the east and the single story ranchers to the west.

Materials for the project include Hardi Plank with stone to grade along with a shingle roof. The proposed house is 2 stories, with the appearance of 1 ½ stories. The front elevation features a 2-car divided garage with decorative doors. The proposed color scheme and architectural features are in keeping with the fabric of the neighboring community.

At this time, the applicant has been in contact with the Ruxton Riderwood Lake Roland Area Improvement Association as well as the surrounding neighbors, who have all seen the plans for the property.

**PUBLIC COMMENTS:**

There was no one in attendance from the public to comment on the project.

**DISPOSITION:**

Mr. Monk moved that the project be approved as submitted pending approval by the Ruxton Riderwood Lake Roland area residential reviewer, Fran Anderson who was not available for the meeting. (Final approval was granted via email (3/14/12) by Fran Anderson, residential reviewer for the RRRLR Area).

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

The meeting was adjourned at 7:07 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 Department of Planning, the Department of Permits, Approvals and Inspections and the Department of Environmental Protection and Sustainability), 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 4/11/12