

Minutes
Baltimore County **Design Review Panel**
April 9, 2014

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Minutes of the November 13, 2013 Meeting

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Call to order

Acting Chair, David Martin, called the regularly scheduled meeting of the Baltimore County **Design Review Panel** to order at 6:00 p.m. The following panel members were:

Present	Not Present
Mr. David Martin	Mr. William Monk
Ms. Julie Kirsch	Mr. Ed Hord
Ms. Shannon Comer Dodge	Mr. Richard Jones
Mr. Fran Anderson (RRLR)	Mr. Mitch Kellman
Ms. Melanie Moser	Mr. John DiMenna

County staff present included:

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

Minutes of the November 13, 2013 Meeting

Ms. Dodge moved the acceptance of the November 13, 2013 draft minutes as written. The motion was seconded by Mr. Anderson and passed by acclamation at 6:02 p.m.

The approved minutes are filed as Appendix B.

ITEM 1**PROJECT NAME:** 8210 Alston Road (Addition)**DRP PROJECT #:** 550**PROJECT TYPE:** Residential, Ruxton/Riderwood/Lake Roland**PROJECT DESCRIPTION:**

Megan Carroll, owner of 8210 Alston Road, presented the project to the Panel. The proposal calls for an addition, which is greater than 50% of the existing square footage, to an existing split level home. The expansion will create an open floor plan and will include additions to the rear and a second floor. Porches will also be added to the front and rear of the home.

The entire home will be re-sided with vinyl siding and the entire roof will also be replaced. The applicant also plans to replace some of the existing windows to match the new.

A petition in support of the project was submitted to the Panel from the neighbors of the property as well as an email from the Ruxton Riderwood Lake Roland Area Improvement Association.

PUBLIC COMMENTS:

There were no members of the public signed in to speak on behalf of the project.

Peggy Squitieri of the RRLRAI was in attendance and stated that she reached out to the neighbors and there were no major concerns for the project.

DESIGN REVIEW PANEL COMMENTS:

Fran Anderson, resident member for the RRLRAIA, commented on the materials to be used for the addition. It was stated that the exterior of the home will be re-sided with the same material. He also questioned the applicant on any potential variances needed. At this time there are no variances needed.

Ms. Moser encouraged the applicant to get a professional landscape plan done to accent the new look of the home.

DISPOSITION:

Mr. Anderson made a motion to approve the project as submitted. The motion was seconded by Ms. Moser and approved by acclamation at 6:10 p.m.

ITEM 2

PROJECT NAME: 605 Reisterstown Road

DRP PROJECT #: 551

PROJECT TYPE: Commercial - Pikesville

PROJECT DESCRIPTION:

David Karceski, of Venable LLP, presented the project team to the Panel which included Mitch Kellman, Ed Tom, Shelley Curry, and Nikki Stoffel. The project is located in Pikesville, in both the Design Review Panel area and the Commercial Revitalization District. The property, 0.56 of an acre in size, is currently improved with three buildings. A 1,680 and a 2,650 SF building are used for service/retail purposes and a 1,400 SF building is used for a church. The site is zoned BL.

The project calls for razing the church (1,400 SF) and smaller commercial building (1,680 SF), and constructing an approximately 3,350 gross SF (with basement) building to be used for either restaurant, retail, or service purposes. The existing parking lot will be reconfigured and more pervious surface and landscaping will be installed. There will be a 2,000 SF reduction of impervious area with the installation of shade trees as well as landscape islands and buffers at the rear of the site. The proposed building will be constructed of high quality materials compatible with the Pikesville Design Guidelines, which include a block base and blended brick as well as EIFs cornices and canvas awnings. The existing building will be re-clad with cementitious siding to match the new building as much as possible. Building mounted signage is proposed above the storefronts as well as a ground mounted sign, which is proposed at the entrance to the site.

A staff report was prepared by the Department of Planning and is filed as Appendix C. In response to the staff report, a sidewalk connection was proposed from Reisterstown Road into the site along the side of the existing building. It was noted by staff that the applicants should confirm that the access to both buildings will be ADA accessible. Due to the location of the proposed sidewalk into the site, the parking was adjusted, which allowed for larger buffers at the entrance to the site along Reisterstown Road.

PUBLIC COMMENTS:

Alan Zukerberg, of the Pikesville Communities Corporation, stated that they are in favor of the project but had a few concerns. One concern included the access to the site. Mr. Zukerberg suggested considering a no left turn policy out of the site due to the traffic in the area. It was noted that this issue should be addressed with the State Highways Administration. Mr. Zukerberg also wanted to be clear that the ground mounted sign would be constructed as shown and submitted, which will conform with the Pikesville Design Guidelines. The applicant confirmed that the ground mounted sign will be constructed as proposed.

Mark Sapp, Vice President of the Colonial Village Neighborhood Improvement Program, stated that they are looking forward to the redevelopment of the site.

A letter was also submitted to the Panel from neighboring property owner, Brian Goldman, which stated concerns regarding the new building and its proximity to his building, parking, and also trash and rodent issues on the site. Mr. Karceski, legal counsel for the project, stated that the zoning on the site allows for a 0 foot setback and that parking meets the requirements of the Baltimore County Zoning Regulations. They are doing an overall clean up of the site and will do what they can to prevent any issues.

DESIGN REVIEW PANEL COMMENTS:

Ms. Moser commented on the landscape plan for the site. She suggested that the tree types proposed for the entrance to the site address the overhead wires at that location. Ms. Moser also commented on the lighting proposed for the buildings as well as the parking lot. It was suggested that the lighting types be similar throughout the site.

Ms. Kirsch questioned the applicant on what would be done to the rear of the existing building. It was noted that all sides of the existing building that are visible to the public and from parking lots will be re-clad to match the proposed building as close as possible.

Mr. Martin, with regards to pedestrian circulation in the site, suggested painting diagonal lines from the existing building to the proposed building.

DISPOSITION:

Ms. Moser made a motion to approve the project as submitted with the following conditions:

1. Coordinate all lighting types – building mounted and parking lot
2. Confirm that tree types at the entrance to the site will not interfere with overhead wires along Reisterstown Road

The motion was seconded by Ms. Kirsch and approved by acclamation at 6:48 p.m.

The meeting was adjourned at 6:49 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 5/14/14