

*Minutes*  
Baltimore County Design Review Panel  
October 5, 2016  
**Approved**

*Contents*

**Call to order, and announcements**

**Review of today's Agenda**

**Minutes of the September 14, 2016 Meeting**

**Items for Introduction:**

1. 9106 Belair Road (McDonald's)- Commercial, Perry Hall
2. 2 West Pennsylvania Ave – DT District review of signage for Nacho Mama's

**Adjournment of the Panel Meeting**

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*Appendices*

**Appendix A**

Agenda

**Appendix B**

Minutes – September 14, 2016 Meeting, as approved

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Baltimore County **Design Review Panel**  
October 5, 2016  
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**Call to order**

Acting Chair, Mitch Kellman, called the regularly scheduled meeting of the Baltimore County **Design Review Panel** to order at 6:01 p.m. The following panel members were:

**Present**

Mr. Mitch Kellman  
Ms. Julie Kirsch  
Mr. Qutub Syed  
Ms. Nikki Brooks  
Mr. Matt D'Amico  
Mr. Ed Hord  
Ms. Cecily Bedwell

**Not Present**

Mr. David Martin  
Mr. Richard Jones  
Ms. Melanie Moser  
Mr. Fran Anderson – Residential Reviewer

County staff present included:

Andrea Van Arsdale, Jeff Mayhew, Jenifer Nugent, Jessie Bialek, Brett Williams

**Minutes of the September 14, 2016 Meeting**

Mr. Ed Hord moved the acceptance of the September 14, 2016 draft minutes as written. The motion was seconded by Mr. Qutub Syed and passed by acclamation at 6:03 p.m.

The approved minutes are filed as Appendix B.

**ITEM 1**

**PROJECT NAME:** 9106 Belair Road (McDonald's) - Commercial, Perry Hall

**DRP PROJECT #:** 579

**PROJECT TYPE:** Commercial

**PROJECT DESCRIPTION:**

McDonald's is proposing a one-story 40,000 square foot restaurant redevelopment with approximately 90 seats, which will be replacing the existing McDonald's restaurant with approximately 74 seats that was built in 1980. The total area of the site, which is comprised of 3 separate parcels is 2.9 acres and zoned BL in the front and DR 5.5 in the rear. The site will be redeveloped with the building located in the middle of the site and will have dual drive thru lanes with an ingress and egress onto both Belair Road and India Avenue.

**PUBLIC COMMENTS:**

Mr. Eric Bromwell of Minte Drive, representing the Minte Homeowners Association stated that McDonald's has been a good neighbor and that their only real concern is the water runoff. Currently the storm water runoff is directed towards the backyards of the Minte Drive residents and they are concerned that this will get worse with the redevelopment of the site. He also stated that they believe that the existing vegetative buffer is sufficient and that moving the entrance into the site off of Belair Road could make turning into their street tricky. Mr. Terry Gury, another homeowner on Minte Drive, wondered if instead of building a new storm water pond perhaps McDonald's could use the one that the HOA currently owns and maintains.

**DESIGN REVIEW PANEL COMMENTS:**

Acting Chairman Mitch Kellman said that with regards to potential runoff, the applicants will be required to adhere to Baltimore County's storm water management regulations and that the plan hasn't yet been submitted for review. He also asked what happened at the DRC and if the plan will be subjected to the full development review process.

Ms. Nikki Brooks asked if there was to be outdoor seating and requested the applicant to raise the parapet another 3 feet. She also stated that on the right side of the southeast elevation there should be some additional treatment of design and materials to break up the blank wall since it faces Belair Road.

Mr. Ed Hord stated that he believes that it would be better to push the building closer to the street and to reduce the two drive through lanes to one and to move the parking to the rear, which would make the site more pedestrian friendly and be more in keeping with the Perry Hall design guidelines and the community. Mr. Hord also stated that the parapet should be higher in order to hide the equipment from the neighbors' view.

Mr. Qutub Syed asked how many existing parking spaces were on the site and how many are proposed. Upon receiving the answer his reply was that he thought that fewer spaces would create parking issues. He recommended that the applicant should consider changing from angled parking to ninety degrees. He also agreed that it would be better if the building was closer to the street, since as it currently stands pedestrians will have to cross a drive aisle to enter the building.

Ms. Cecily Bedwell inquired as to the pedestrian access to Belair Road and what type of trees were being proposed.

Mr. Matt D'Amico stated that he thinks that the proposed signage is excessive. He stated that having two signs at each entrance seems cluttered and asked that it be reduced to one sign per entrance. He also inquired as to what signs were to be illuminated and that the signs that are to be illuminated should point downwards. Mr. D'Amico also agreed with Mr. Hord that the building should have more of a street presence, which would help keep the character of the area more intact.

Ms. Julie Kirsch stated that she is a Perry Hall resident and agrees that the right side elevation needs to be treated and emphasized, and that the exit onto Belair Road should be a right turn only.

**DISPOSITION:**

Mr. Hord made a motion to defer the project and have the applicant revise the plan with the following conditions:

1. Move the building closer to the street and have the parking in the rear
2. Raise the parapet to cover the rooftop equipment. Show the rooftop equipment
3. Improve the façade facing Belair Road
4. Improve the pedestrian access to the building, so that people do not have to cross a drive aisle to enter the building
5. The exit onto Belair Road should be a right turn only
6. Indicate what signs are illuminated

The motion was seconded by Ms. Kirsch and approved by acclamation at 7:09 p.m.

**ITEM 2**

**PROJECT NAME:** 2 West Pennsylvania Ave – DT District review of signage for Nacho Mama's

**DRP PROJECT #:** 580

**PROJECT TYPE:** Commercial

**PROJECT OVERVIEW:**

Mr. Nestor of Curry Architects gave a presentation on the proposed rooftop sign for Nacho Mama's. It is the Natty Boh head wearing a sombrero, is internally illuminated and set at a 45 degree angle so as to be visible to York Road. The sign will be 6'6" high and 8'3" wide and will be fixed to the rooftop via a metal bracket attached directly to the rooftop and behind the parapet wall.

**DESIGN REVIEW PANEL COMMENTS:**

Ms. Bedwell and Mr. D'Amico both inquired as to how the sign was to be illuminated, with Mr. D'Amico also inquiring if the neon tubing was going to project forward.

Mr. Hord made a motion to approve the rooftop sign per section 259.16.G.6.H of the BCZR. The motion was seconded by Mr. Syed and approved by acclamation at 7:18 p.m.

The meeting was adjourned at 7:18 p.m.