

Minutes
Baltimore County Design Review Panel
December 12, 2018
Approved

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Minutes
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Call to order

Design Review Panel (DRP) Chairman, Mr. David Martin, called the regularly scheduled meeting of the Baltimore County DRP to order at 6:00 p.m. The following panel members were:

Present

Mr. David Martin
Mr. Ed Hord
Ms. Nikki Brooks
Mr. Matt D'Amico
Ms. Cecily Bedwell

Not Present

Ms. Julie Kirsch
Mr. Qutub Syed
Mr. John DiMenna
Mr. Richard Jones
Mr. Mitchell Kellman

County staff present were: Jenifer Nugent, Jeff Mayhew, Marta Kulchytska, Ngone Seye Diop, and Brett Williams.

Minutes of the November 14, 2018 Meeting

Mr. Ed Hord moved the acceptance of the November 14, 2018 draft minutes. The motion was seconded by Mr. David Martin and passed by acclamation at 6:05 p.m.

The approved minutes are filed as Appendix B.

ITEM 1

PROJECT NAME: 1721 Reisterstown Road

DRP PROJECT #: 613

PROJECT TYPE: Pikesville Commercial Review

PROJECT DESCRIPTION:

1721 Reisterstown Road was presented by the following: David Karceski, Attorney for applicant with Venable LLP; Steve Warfield, Professional Engineer with Matis Warfield; Sally Malena, Landscape Architect with Human and Rhode; Peter Ratcliffe, Architect with Ratcliffe Architects (for Royal Farms); and Theodore Jasinski, Architect with Frederick Ward Associates (for Canton Car Wash).

The property is located within the Pikesville Commercial Revitalization District. The 2.85-acre site is currently improved with a two-story hotel and restaurant. The applicant is proposing a Royal Farms fuel service station with a carryout restaurant and convenience store and a Canton Car Wash, a full service car wash station.

The proposed Royal Farms building will be a mix of brick and stone veneer, aluminum storefront, cementitious siding, and canvas and metal awning with light fixtures. The proposed Canton Car Wash building will be a mix of brick, IPE wood and metal siding, and an aluminum storefront system. Site design will include new sidewalk and brick pillars with a decorative metal fence along the private drive, street trees along Reisterstown Road as well as throughout the parking area, and additional landscaping in the form of shrubs and flowers/perennials throughout the site. Existing sidewalk along Reisterstown Road is to remain and to be improved.

DESIGN REVIEW PANEL COMMENTS:

Mr. David Martin, DRP Chairman, opened up the floor to the panel members for discussion.

Ms. Cecily Bedwell suggested using a smooth siding material on the proposed Royal Farms building. She noted that a lot of comments that staff made were on point. Ms. Bedwell also stated that the sidewalk that runs along the Private Drive sometimes changes its direction in terms of relations to the road. Sometimes it is directly adjacent to the road, and sometimes it moves away with planted buffer in-between.

Mr. Ed Hord suggested to change the cementitious siding from the woodgrain finish to a smooth finish. He stated that the rooftop equipment needs to be screened from the adjacent uses. Mr. Hord also suggested that the existing bus stop needs to be re-done.

Mr. Matt D'Amico stated that providing sections to show rooftop equipment screening would be helpful for future revisions. He said that there is opportunity to do more landscaping along Reisterstown Road. He also was concerned about the lack of trees along Private Drive.

Ms. Nikki Brooks did not have any comments.

DISPOSITION:

Ms. Cecily Bedwell made the motion to approve the project with the following conditions:

1. For the Royal Farms architecture to use smooth rather than the woodgrain cementitious siding.
2. To screen mechanical equipment up to the height of the rooftop units.
3. In order to encourage ridership, work with MTA to add facilities at the existing bus stop such as a shelter, a bench, and provide trash and recycling bins.

4. For the sidewalk to have a consistent relationship between the curb of Private Drive and the landscaped buffer and fence.

The motion was seconded by Mr. Ed Hord and approved by acclamation at 6:54 pm.

The meeting adjourned at 6:54 pm.