

Minutes
Baltimore County Design Review Panel
January 9, 2019
Approved

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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
Ms. Cecily Bedwell
Mr. Mitchell Kellman
Mr. John DiMenna

Not Present

Ms. Julie Kirsch
Mr. Qutub Syed
Mr. Matt D'Amico
Mr. Richard Jones

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

Minutes of the December 12, 2018 Meeting

Ms. Cecily Bedwell moved the acceptance of the December 12, 2018 draft minutes. The motion was seconded by Mr. Ed Hord and passed by acclamation at 6:06 p.m.

The approved minutes are filed as Appendix B.

ITEM 1

PROJECT NAME: 818 Market, 818 Frederick Road

DRP PROJECT #: 614

PROJECT TYPE: Catonsville Commercial Review

PROJECT DESCRIPTION:

The 818 Market project was presented by Ms. Jennifer Busse, attorney for the applicant with Whiteford Taylor & Preston, and Mr. Steve Parsons, architect with KGRW & Associates.

The proposed project is located within the Catonsville Design Review Panel area at 818 Frederick Road. The proposal includes the redevelopment of an old grocery store into a new grocery store and a restaurant. The basement level will accommodate storage, service, and staff areas. The first floor will be the grocery store and the second floor will be the restaurant.

The proposed materials and design for the majority of the facade will be fiber cement shingles with a stone veneer, aluminum storefront windows with automatic sliding door and fiber cement trim. The proposed design for the rear will include a concrete ramp, balcony, stairs with aluminum rails and balusters, an automatic sliding door, aluminum storefront, a rolling door with a flood barrier, and simulated stone veneer.

Public entry will be from Frederick Road and from the back by way of a dedicated parking lot. Parking will be in the rear. Additional shared parking will be available for customer use in the rear of the adjacent 816 Frederick Road property.

Letters in support of the project were received from Greater Catonsville Chamber of Commerce, Maryland State Legislature, and Baltimore County Councilman Tom Quirk.

DESIGN REVIEW PANEL COMMENTS:

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

Mr. John DiMenna stated that the project is well executed. He questioned if there is any safety concern about the deep alcove located on the left side of the building along Frederick Avenue.

Mr. Steve Parson stated that there will be a fence and a gate.

Mr. Ed Hord also stated that the project looks great. He suggested to use a plain siding material instead of wood grain siding.

Ms. Bedwell asked if the landing of the ramp can be larger to accommodate cart turn movements.

Ms. Nikki Brooks asked what material is proposed for the elevation on the west side.

Mr. Steve Parsons stated that there will be blue siding.

Ms. Brooks suggested to change the proposed stone veneer to real stone or brick masonry.

Mr. Mitchell Kellman did not have any comments.

Mr. David Martin stated that the panel is supporting the proposed signage.

DISPOSITION:

Ms Nikki Brooks made the motion to approve the project with the following conditions:

1. Use brick or stone masonry instead of stone veneer.
2. Use smooth siding instead of simulated woodgrain siding.
3. The landing of the ramp should be larger to accommodate cart turn movements.
4. The color of the exposed west side should be blue to match the front and rear and shall be siding to match.
5. To support the sign package as presented and to support a variance, if required.

The motion was seconded by Mr. Mitchell Kellman and approved by acclamation at 6:42 pm.

The meeting adjourned at 6:42 pm.