

Minutes
Baltimore County Design Review Panel
November 13, 2019
APPROVED

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Call to order and announcements

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Minutes of the October 2, 2019 meeting

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Agenda
Minutes – October 2, 2019 meeting, as approved

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Call to order

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

Present

Mr. John DiMenna
Ms. Nikki Brooks
Mr. Joseph Ucciferro
Mr. Donald Kann
Mr. Qutub Syed

Not Present

Ms. Cecily Bedwell
Ms. Kelly Ennis
Mr. Matt D'Amico
Mr. Matt Renauld

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

Minutes of the October 2, 2019 Meeting

Mr. Ucciferro moved the acceptance of the October 2, 2019 draft minutes. The motion was seconded by Mr. Donald Kann and passed by acclamation at 6:01 p.m.

The approved minutes are filed as Appendix B.

ITEM 1

PROJECT NAME: 1726 Reisterstown Road

DRP PROJECT #: 621

PROJECT TYPE: Pikesville Commercial Review

PROJECT DESCRIPTION:

The presentation was given by Mr. Tim Kotroco, of Kotroco & Associates LLC, Mr. Matt Bishop, Landscape Architect of Colbert, Matz and Rosenfelt, Mr. Michael Blake of Moseley Architects, and Mr. Ron Brasher of Brasher Design.

The site consists of a Double Tree by Hilton Hotel, a Coppermine Racquet and Fitness Club, an Old Line Bank, and various retail, commercial, and office spaces.

The subject of this DRP application is to review and approve the proposed new design for an Old Line Bank building, renovation of the Double Tree Hotel Office Building, and an overall master plan design concept for future buildings on the property frontage of Reisterstown Road.

As a part of the overall master plan concept, the applicant proposes to relocate the existing Old Line Bank to a free standing pad site located near the intersection of I-695 and Reisterstown Road and construct a new 2,800 sf building. The building's entrance is oriented towards Reisterstown Road with the drive-thru located towards the rear of the building. Proposed materials for Old Line Bank are brick, cement board siding, aluminum storefront, metal canopy, pinned metal signage, front and backlit signage, building mounted lighting, and canopy up/down lighting. Proposed rooftop equipment for the bank will be located behind the roof parapet. Proposed materials for the office renovation are EIFS, 24"x24" porcelain tiles, metal panels, glass and rain screen. The applicant proposes to remove four existing signs along Reisterstown Road and to install two new roadside signs. The applicant proposes two joint ID signs on the same street frontage.

At this time Mr. DiMenna opened the floor to community members who wished to speak about the proposed project.

SPEAKERS:

Mr. Allen Zuckerberg, a representative of the Pikesville Communities Corporation, stated that he had concerns with the signage being proposed along the frontage of Reisterstown Road. He thought the signs should be more of a monument style signage to fit the character of the neighborhood and also to adhere to the commercial Pikesville guidelines.

DESIGN REVIEW PANEL COMMENTS:

Mr. John DiMenna opened up the floor to the panel members for discussion.

Mr. Ucciferro stated that he liked the proposed elevations and materials for the bank. He stated that one of the proposed signs along Reisterstown Road seemed to be off of the applicant's property.

Mr. Bishop replied that they will be meeting with state highway to get an easement agreement for signs.

Mr. Ucciferro expressed the proposed sit down restaurant may need additional parking. He made a suggestion to put the sit down restaurant in pad A and possibly relocate the proposed drive-thru to the pad site in the middle for better circulation. Mr. Ucciferro also asked about the width of the sidewalk between the office addition and the berm to which Matt Bishop replied that it is proposed to be 10 feet.

Mr. Kann asked the applicants to investigate the possible usage of an alternate light weight material to replace the EFIS proposed for the office addition in accordance with the Pikesville Commercial Revitalization Guidelines which do not recommend the usage of EFIS. Mr. Kann stated that he would like to see additional standardized lighting around the bank and future pad sites.

Ms. Brooks stated that she would like to see additional pedestrian access into the site and asked about the height of the proposed parapet for the bank.

Mr. Bishop stated that the parapet will be designed tall enough to hide all the mechanical equipment on the roof.

Mr. Syed asked about the difference in height between Reisterstown Road and the first floor of the bank and expressed that the sign tower for the proposed bank was maybe too tall. He asked the applicant to possibly investigate scaling down the height and proportion.

Mr. DiMenna stated that he liked the height of the bank tower and felt the choice of materials and colors were nicely selected. He also stated that the office building addition looked “flat” in comparison to the color and materials of the proposed bank. Mr. DiMenna stated that he would like to see the proposed drive-thru for pad site A to be rotated 180 degrees in order for the service window to be away from the road.

DISPOSITION:

Ms. Nikki Brooks made a motion to approve the proposed Old Line Bank building design as presented with the signage to be reviewed administratively by the Department of Planning pursuant to the Pikesville Commercial Revitalization Guidelines.

The motion was seconded by Mr. Donald Kann and approved by acclamation at 6:57pm.

Mr. Donald Kann made a motion for the applicants to return to the DRP for the proposed addition to the office building with the conditions as follows:

1. Revisit the design of the windows of the south elevation.
2. Investigate the use of other light weight material instead of EFIS.

The motion was seconded by Mr. Qutub Syed and approved by acclamation at 6:59.

Mr. John DiMenna made a motion to not vote on the Master Plan design but the following suggestions were made:

1. Investigate rotating the proposed drive-thru so that the order window is not adjacent to Reisterstown Road.
2. Investigate swapping the pad sites for the proposed drive-thru and restaurant so that the drive thru will have better circulation within the site.

The motion was seconded by Mr. Donald Kann and approved by acclamation at 7:20pm.
The meeting was adjourned at 7:20pm.