

Minutes
Baltimore County Design Review Panel
July 14, 2021
Approved

Contents

Call to order and announcements

Review of today's agenda

Minutes of the May 12, 2021 meeting

Items for initial or continued discussion

1. 1610 East Joppa Road, Arby's Restaurant, Loch Raven-Baynesville Commercial Review
2. 301 York Road, Towson Row, The York Bldg. & Parking Garage Signs, Towson DT Commercial Review

Adjournment of the Board meeting

Appendices

Appendix A
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Agenda
Minutes – May 12, 2021 meeting, as approved

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Call to order

Design Review Panel (DRP) Chair, Mr. John DiMenna, called the regularly scheduled meeting of the Baltimore County DRP to order at 6:02 p.m. The following panel members were:

Present

Mr. John DiMenna
Mr. Donald Kann
Ms. Hyon Rah
Mr. Joseph Ucciferro
Mr. Raj Sharma

Not Present

Ms. Cecily Bedwell
Ms. Julie Soss
Ms. Kelly Ennis
Mr. Matt Renauld

County staff present: Jenifer Nugent, Marta Kulchytska, Te-Sheng Huang and Brett M. Williams.

Minutes of the May 12, 2021 Meeting

Ms. Hyon Rah moved the acceptance of the May 12, 2021 draft minutes. The motion was seconded by Mr. Joseph Ucciferro and passed by acclamation at 6:01 p.m.

The approved minutes are filed as Appendix B.

ITEM 1

PROJECT NAME: 1610 East Joppa Road, Arby's Restaurant

DRP PROJECT #: 637

PROJECT TYPE: Loch Raven-Baynesville Commercial Review

PROJECT DESCRIPTION:

The presentation was given by Mr. Stu Darley, Principal at Colbert Matz Rosenfelt, Ms. Carla Ryon, Planner at Colbert Matz Rosenfelt, and Mr. Robert Grimaldi, Architect at G 141 Architecture, LLC.

This project was originally presented during the May 12, 2021 DRP meeting. During this meeting, the applicant was asked to address certain conditions and resubmit the project for another DRP review. The revised design, addressing the conditions, was presented before the panel.

The project proposes redevelopment of the property located at 1610 E. Joppa Road in Towson, MD. The site is approximately 1.5 acres, with a Pizza Hut restaurant located on the premises. The Pizza Hut building will be demolished, and a new Arby's Restaurant with a drive-through will be constructed. The surface parking will be modified to accommodate the new building with a drive-through lane. The rear portion of the site will remain unchanged.

SPEAKERS:

No members of the community signed up to speak.

DESIGN REVIEW PANEL COMMENTS:

Ms. Kulchyska provided an overview of the staff report and presented the staff's proposed conditions to the panel.

Mr. DiMenna opened the floor to discussion amongst the panel members.

Mr. Ucciferro stated that the revised layout functions better than the previous. He complimented the design of isolated drive-through and parking spaces located away from the building, and the new location for the ADA parking spaces. Mr. Ucciferro indicated that from a safety perspective, the site design would decrease traffic flow for ADA and pedestrian users accessing the building and create the best design for vehicular and pedestrian circulation.

Mr. Kann expressed concerns about unclear site circulation. He indicated that exits should be clear and safe for customers. He asked to better define traffic patterns for users leaving the drive-through and users entering the site. He stated that the circulation pattern around the rear of the building is also unclear and that more directional signage should be provided. Mr. Kann agreed with Mr. Ucciferro stating the proposed handicap parking locations were adequate.

Ms. Rah also agreed with M. Ucciferro that the proposed design improved. She mentioned that the site circulation improved, but traffic patterns should be clarified. She suggested increasing customer

experience for dine-in users by flipping the locations of the drive-through and patio and by providing windows.

Mr. Sharma concurred with the Department of Planning's staff report, in particular comments on circulation. He expressed concerns for vehicular safety, especially for users trying to make a left-hand turn exiting the site.

Mr. DiMenna agreed with Mr. Ucciferro on the site design proposal and the location of the ADA parking spaces.

DISPOSITION:

Mr. Ucciferro made a motion to approve the plan as presented with the condition to address the Department of Planning's staff report recommendations, dated July 14, 2021, with the exception of the comment on the handicap parking spaces. The approval of the resubmittal should be reviewed administratively by planning staff. The recommended conditions are as follows:

1. Provide more detailed circulation diagram that clearly shows all vehicular circulation throughout the site and all directional signage locations.
2. Clearly label on the plan the physical separation between the subject property and the property adjacent to the east.
3. Provide specific plant material to be used for the proposed landscaping.
4. A lighting plan showing all exterior locations of the light fixtures must be provided to make a proper assessment.
5. Extend the landscape island 10 feet towards Joppa Road so it is beyond the pickup window.
6. Install additional directional signs in the back of the site to identify the exit for the customers.

The motion was seconded by Mr. Kann and approved by acclamation at 6:55 p.m.

At this time in the proceedings of the meeting, Mr. Ucciferro of the Design Review Panel was required to recuse himself from the review and vote on Item Two, Towson Row, The York Building and Parking Garage Signs due to conflict of interest pertaining to his involvement with the applicant as a client.

ITEM 2

PROJECT NAME: Towson Row, The York Building and Parking Garage Signs

DRP PROJECT #: 564e

PROJECT TYPE: Towson DT Commercial Review

PROJECT DESCRIPTION:

The presentation was given by Gustavo Arango, Development Director/SVP at Greenberg Gibbons, Stefano Terricola, Construction Executive at Gilbane Development, Steve Altshuler President at Triangle Signs, and David Karceski, Council at Venable, LLP

The project proposes one directional sign and two building identity signs. One identity sign will be located on the exterior wall of the existing south elevation of The York Apartments building. The other

multi-tenant identity sign and the parking directional sign will be located on to the exterior wall of the existing east Garage entrance of The York Apartments building.

SPEAKERS:

No members of the community signed up to speak.

DESIGN REVIEW PANEL COMMENTS

Ms. Kulchytska provided an overview of the staff report and presented the staff's proposed conditions to the panel.

Mr. DiMenna opened up the floor to Panel members for discussion.

Mr. Donald Kann agreed with the recommendations of the staff report. He inquired about the clearance height of the proposed sign on York Road to ensure its adequacy.

Mr. Sharma had no further comments.

Ms. Rah had no additional comments.

Mr. DiMenna inquired about the visibility of the building signage on the south elevation for vehicular and pedestrian users.

DISPOSITION:

Mr. Kann made a motion to approve the plan as presented contingent on the comments from the staff's report. The recommended conditions are as follows:

1. Provide dimensions for all proposed details.
2. Provide height dimension showing the distance from the bottom of the parking tenant sign to the street level. The elevation shows the distance that appears to low to the pedestrian level.
3. Directional signs for parking, directories, and building-mounted signs shall be internally illuminated.
4. Effort should be made to only illuminate the graphic surfaces, background, and letter forms of the sign, while limiting light spillover to other adjacent uses, buildings, pedestrians, and vehicles and to keep night sky light pollution to a minimum.

The motion was seconded by Ms. Rah and approved by acclamation at 7:08 p.m.

A motion to adjourn the meeting was made by Mr. DiMenna and was seconded by Ms. Rah. The meeting was adjourned at 7:10 p.m.