

Minutes
Baltimore County Design Review Panel
November 10, 2021
Approved

Contents

Call to order and announcements

Review of today's agenda

Minutes of the October 13, 2021 meeting

Items for initial or continued discussion

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2. Banditos Restaurant, 31 Allegheny Avenue, DT Towson Commercial Review

Adjournment of the Board meeting

Appendices

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Agenda
Minutes – October 13, 2021 meeting, as approved

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Call to order

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

Present

Ms. Cecily Bedwell
Ms. Hyon Rah
Mr. Matt Renauld
Mr. Joseph Ucciferro
Mr. Raj Sharma
Ms. Julie Soss

Not Present

Mr. John DiMenna
Mr. Donald Kann
Ms. Kelly Ennis

Residential Reviewer: Mr. Francis D. Anderson

County staff present: Jenifer Nugent, Marta Kulchytska, Laurie Hay, and Brett M. Williams.

Minutes of the October 13, 2021 Meeting

Mr. Joseph Ucciferro moved the acceptance of the October 13, 2021 draft minutes. The motion was seconded by Mr. Matt Renauld and passed by acclamation at 6:04 p.m.

The approved minutes are filed as Appendix B.

ITEM 1

PROJECT NAME: The Cariello Residence, 1405 W. Joppa Road

DRP PROJECT #: 642

PROJECT TYPE: RRLRAIA Residential Review

PROJECT DESCRIPTION:

The presentation was given by Mr. Fred Sheckells, Partner at Ten Oaks Homes and Ms. Ali Jones, Selections Coordinator at Ten Oaks Homes. The homeowner, Ms. Erica Cariello was in attendance for the meeting.

The Cariello Residence is proposed to be built on a subdivided lot located off a shared driveway on W. Joppa Road. The lot address is 1405 W. Joppa Road and the property is currently vacant. The property is zoned DR-2. The proposed home is 3,499 square feet of finished space, which is compatible with the existing neighbors. The architecture will consist of a gable detail, stone/brick foundation walls, and square porch columns. A 30' long driveway will be installed off the shared cul-de-sac. There will be no tree removal during this project. Public water and septic will serve the property.

SPEAKERS:

There were no speakers from the public for this project.

DESIGN REVIEW PANEL COMMENTS:

Ms. Cecily Bedwell opened the floor for discussion amongst the panel members.

Mr. Anderson stated that the project is compatible with the character of the neighborhood. He asked if there was enough screening along the driveway to prevent head light nuisance on to neighboring properties upon exiting the site.

Ms. Rah had no comments.

Mr. Renauld and Ms. Soss echoed Mr. Anderson's comment about considering additional landscaping between the proposed driveway and the neighboring property.

Mr. Ucciferro had no comments.

Mr. Sharma had no comments.

Ms. Bedwell stated that the proposed boxed eave rake returns were not very traditional, but it was not a concerning issue given the very little exposure to the public street. Ms. Bedwell commented on the proposed manufactured stone and stated that it would be suitable for this project due to the small exposure. She questioned the use of two different textures for the siding, wood grain and smooth hardie on the board and batten. For the porch, Ms. Bedwell recommended a flagstone paver or another surface instead of using concrete. Ms. Bedwell indicated that the proposed landscaping would be sufficient and asked the panel members to revisit the request for additional screening.

DISPOSITION:

Mr. Francis Anderson made a motion to approve the plan as submitted.

The motion was seconded by Ms. Hyon Rah and approved by acclamation at 6:24 p.m.

ITEM 2

PROJECT NAME: Banditos Restaurant, 31 Allegheny Avenue.

DRP PROJECT #: 643

PROJECT TYPE: DT Towson Commercial Review

PROJECT DESCRIPTION:

The presentation was given by Mr. Dustin Watson, Principal at inPLACE Design and Mr. Sean White, CEO of White Oak Hospitality.

The project is a renovation of an existing restaurant space into a new restaurant space, to be called Banditos. The restaurant will be on the first level and the basement level of a three-story building with two entrances to the restaurant, one from Allegheny Avenue and another from the basement. The basement level will have an entrance from the alley behind the restaurant. The second and third levels have existing tenants and will remain as office space. The new restaurant tenant has purchased the building.

There are no proposed changes to the existing grade, sidewalk, or sidewalk planting. The facade modifications include changes to the restaurant's main entry, mural paintings, and new exterior signage/painting. A new entrance to the restaurant will be installed on the Allegheny Avenue facade. Previously, the entry to the restaurant was thorough the building's general lobby entrance. The restaurant facade facing Allegheny Avenue currently has two sets of double doors that open onto the sidewalk. The new plan proposes three roll-up glass doors and a single storefront door. The existing sign band above the restaurant has dome awnings on a painted concrete panel. The applicant is adding a prefinished wood sign band with new tenant signage. The applicant is proposing a small metal canopy over the new entry door that would include a recessed LED light. The east and west facades will have sign mural paintings. The south facade will have mural paintings, a sign, and a new folding door that opens onto the existing wooden deck.

SPEAKERS:

There were no speakers from the public for this project.

DESIGN REVIEW PANEL COMMENTS:

Ms. Marta Kulchytska read the Department of Planning's staff report dated November 10, 2021.

Ms. Cecily Bedwell opened the floor for discussion amongst the panel members.

Mr. Ucciferro indicated that the use for the building was appropriate but questioned the color choice. He stated that the proposal would be visually incompatible with the existing character of DT. He recommended considering a color scheme found at the other Banditos locations, for example the one in White Marsh or the one in Federal Hill.

Ms. Rah was unavailable for the second agenda item. However, she provided the following comments and they were read by Ms. Bedwell:

- Insufficient information to grant approval based on what was presented. More information desired on:
 - Outdoor seating arrangement out to the sidewalk (two different versions were presented) and how they affect the pedestrian corridor;;
 - Lighting level when dark (Lighting plans with foot candles for interior and exterior would be helpful)
 - LEED/NGBS-level sustainability measures:
 - Energy efficiency is a special concern with all the windows/nano doors, though good for daylighting (infiltration control, fixtures, etc.)
 - Recycled or reclaimed materials from existing restaurant or other places (seems to go with the style depicted plus more sustainable)?
 - How is construction waste going to be managed?
 - Water efficiency measures not mentioned
 - Waste management/recycling plan, including food waste management
 - Indoor air quality/ventilation?
 - Mural on the west wall: colors are too strong and do not fit into the streetscape. Also unfair to surrounding businesses as their signs are overshadowed in comparison. Recommend considering color pallets closer to the mural at Banditos-Federal Hill in Baltimore.
 - Mural stripes at the top of the building: Recommend considering something closer to the graphics/color scheme for the entry door graphics.

Ms. Soss asked if there were any proposed exterior lighting to promote safety for users and pedestrians. She also recommended additional landscaping in the mulch panels in the front of the building.

Mr. Sharma stated that the color scheme for the building was overpowering and recommended using less prominent colors. He echoed the recommendations of the Department of Planning's staff report. He also inquired if the number of occupants for the building has changed.

Mr. Renauld indicated that the proposed color was too much for the building and that the applicant should consider using a gloss finish versus a matte.

Ms. Bedwell stated that she would like to see the murals on the side panels toned down. She indicated that the building materials and color treatments from the front building face should be carried around all facades. She noted that the rear elevation was appropriate with the signage and would help navigate pedestrian and vehicular traffic. Ms. Bedwell echoed the Department of Planning's staff report comments to provide bike racks that do not conflict with pedestrian movement. She encouraged building and site lighting to promote crime prevention and safety for patrons and pedestrians. She also recommended providing some landscape treatment to the exiting vegetation in the front of the building entrance.

DISPOSITION:

Mr. Joseph Ucciferro made a motion to revise and resubmit the proposal for a second review by DRP addressing the following conditions:

1. Remove blue and pink upper stripes on the front facade and the large portion of the blue and pink stripes on both sides of the building. Use a color scheme more compatible with the DT Towson fabric. Keep Taco and Tequila sign but reduce scale and remove the color on the sides and rear.
2. Wrap front building black paint around east and west façades.
3. Investigate and provide a few design/mural options for the building.
4. The building should have a maximum of three total signs per the Baltimore County Zoning Regulations.
5. Provide an accurate site plan to demonstrate the existing conditions and the correct locations of the existing street trees and tree pits along Allegheny Ave.
6. Label on the site plan and provide details for the outdoor sitting areas along Allegheny Ave.
7. Provide bike racks on the street level.
8. Provide dimensions for the metal canopy overhangs.
9. A lighting plan showing all exterior locations of the light fixtures must be provided to make a proper assessment.
10. Clarify if any building lights will be provided. If so, label them on the building elevations.
11. Per BCZR, Section 450, the proposed murals are considered as signs and not murals since they advertise the business. Separately, signs located on all sides of the building are not allowed in any area of the county.
12. The applicant needs to consider the overuse of pink and blue. Based on studies of other Banditos restaurant locations, the application is more an accent color and not the dominant design feature.
13. The sign advertising the building address needs to be reviewed and accepted by Baltimore County Fire Department for appropriateness.

The motion was seconded by Mr. Matt Renauld and recommended for resubmittal by acclamation at 7:11pm.

A motion to adjourn the meeting was made by Mr. Matt Renauld and was seconded by Ms. Soss. The meeting was adjourned at 7:12 p.m.