

Minutes
Baltimore County Design Review Panel
October 9, 2024
Approved

Contents

Call to order and announcements

Review of today's agenda

Minutes of the September 11, 2024 meeting

Items for initial or continued discussion

1. 200 Towsontown Boulevard, Towson DT District Commercial Signage Review
2. 121 Back River Neck Road, Giggle Box Learn N Play, Essex Commercial Review

Adjournment of the Board meeting

Appendices

Appendix A

Agenda

Appendix B

Minutes – September 11, 2024 meeting, as approved

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Call to order

Design Review Panel (DRP) Chair Joe Ucciferro, called the regularly scheduled meeting of the Baltimore County DRP to order at 6:01 p.m.

The following panel members were:

Present

Mr. Joseph Ucciferro
Mr. James Stevens
Ms. Julie Soss
Mr. Tarek Saleh

Not Present

Ms. Kelly Ennis
Mr. Donald Kann
Mr. Scott Walters
Mr. Raj Sharma
Mr. Om Khurjekar

County Staff present: Jenifer Nugent, Marta Kulchytska, Shawn Frankton, Brett M. Williams.

Minutes of the September 11, 2024 Meeting

Ms. Julie Soss moved to the acceptance of the September 11, 2024 draft minutes. The motion was seconded by Mr. Tarek Saleh and passed by acclamation at 6:05 p.m.

The approved minutes are filed as Appendix B.

ITEM 1

PROJECT NAME: 200 Towsontown Boulevard

DRP PROJECT #: 670

PROJECT TYPE: DT Towson Commercial Signage Review

PROJECT DESCRIPTION:

The presentation was given by Mr. David Dresin, Project Manager, of Strategic Factory.

The project proposal consists of one new sign for the building located at 200 Towsontown Blvd. The proposed sign is to be placed within the designated sign band area above the 5th floor windows near the southwest corner of the Towsontown Blvd. elevation. The sign is to be raceway mounted internally illuminated channel letter set reading: "HAVEN" in their logo style with their tagline as an internally illuminated underscore cabinet bar reading: "OFFICE | COWORKING | EVENTS" below.

SPEAKERS:

There were no community attendees registered to speak.

DESIGN REVIEW PANEL COMMENTS:

Mr. Joseph Ucciferro asked Ms. Marta Kulchytska to read the Department of Planning's Staff Report.

Mr. Joseph Ucciferro then opened the floor to panel members for discussion.

Mr. Tarek Saleh concurred with the Department of Planning's Staff Report. He stated that the proposed sign was in scale, compatible with the area, and the materials to be used were visually appropriate.

Mr. Julie Soss agreed with the Department of Planning's Staff Report and Mr. Saleh's comments.

Mr. James Stevens stated that the signage was in scale and appropriate.

Mr. Joseph Ucciferro found the proposal appropriate and had no additional comments.

DISPOSITION:

Mr. Tarek Saleh made a motion to approve the project as submitted.

The motion was seconded by Mr. James Stevens and approved at 6:22 pm.

ITEM 2

PROJECT NAME: 121 Back River Neck Road, Giggle Box Learn N Play

DRP PROJECT #: 669

PROJECT TYPE: Essex Commercial Review

PROJECT DESCRIPTION:

The presentation was given by Mr. Chris Burns of Richardson Engineering.

The request for this project is to construct a daycare facility, an associated parking lot, and a play area on the site. The building is to be constructed in the center of the lot along Back River Neck Rd. The building is to be a modular construction with stucco finish with a matching dumpster enclosure located at the rear of the parking lot. The site will be served by a single entry/exit point off of Howard Avenue. Parking will be located inside the site off of Howard Ave.

SPEAKERS:

There were no community attendees registered to speak.

DESIGN REVIEW PANEL COMMENTS:

Mr. Joseph Ucciferro asked Ms. Marta Kulchytska to read the Department of Planning's Staff Report.

Mr. Joseph Ucciferro then opened the floor to panel members for discussion.

Mr. James Stevens stated that the dumpster enclosure location needed to be modified to not disturb the adjacent parking stall. He indicated that the exterior elevations and floor plans are inconsistent on the left and right elevations. The elevations showed exits on both facades which was not shown on the floor plans. He recommended reducing the height of the planters at the front building entrance to make it more inviting.

Ms. Julie Soss concurred with Mr. Stevens on the planters and the entrance design and indicated that it would also help with crime prevention. She inquired about the proposed site lighting and asked if a photometric plan was available. She expressed concerns about the location of the dumpster. Ms. Soss asked if there will be any proposed landscaping around the micro bio-retention facility as a safety precaution for the children.

Mr. Tarek Saleh inquired about the entry point to the building where the children drop off point is located asking if there was a ramp system. He stated that the renderings and plans were inconsistent and recommended the applicant provide updated plans that accurately reflect what is intended to be developed. He indicated that the scale of the building and intent to go in the direction of a modular building is appropriate. Mr. Saleh questioned the proposed materials and the intent behind the building design. He stated that the proposed single window in each classroom does not provide enough light for the children and recommended adding additional windows. Mr. Saleh asked how many children would occupy a classroom and what is the expected age range that the daycare will accommodate.

Mr. Joseph Ucciferro stated if the main entrance proposed on the Back River Neck Road side, there should be a sidewalk to the entrance. He stated that the building is appropriately situated.

DISPOSITION:

Mr. Tarek Saleh made a motion for the project to return to the Design Review Panel for additional review with the following conditions:

1. Update the graphics, site plans, floor plans, exterior elevations and renderings to ensure consistency and accuracy.
2. Comply with the landscaping conditions outlined in the Department of Planning's Staff Report to define existing and proposed landscaping.
3. Provide one or two additional windows per classroom if possible, by the modular construction company.

The motion was seconded by Mr. James Stevens and approved at 7:07 pm.

A motion to adjourn the meeting was made by Ms. Julie Soss and was seconded by Mr. James Stevens.

The meeting adjourned at 7:08 p.m.