July 27, 2022

Howard County Design Advisory Panel
3430 Court House Drive
Ellicott City, MD  21043

Re: Project #22-144
   9438 Baltimore National Pike
   Ellicott City, MD

To Whom it May Concern:

9438 Baltimore National Pike is an existing 5,005 sf Midas automotive service center in the B-2 zoning district. This project proposes the interior and exterior renovation of the existing building and a 5,015 sf addition to the North.

The proposed renovation of the existing building transforms the auto-repair center into a 3-bay mixed use shopping center. New storefront, an aluminum canopy and a 750 sf outdoor plaza re-orient the building to address Baltimore National Pike. The new outdoor plaza and shopping center walkway will connect to the existing sidewalk along Route 40. A buffer of newly planted trees and shrubs will beautify the front of the site. The existing building will be entirely re-clad with new storefront, “wood look” fiber cement panels, and stone veneer. New fabric awnings and premanufactured metal canopies will shade the new storefront.

The existing Midas location will move into the proposed 5,015 sf addition. The addition will be clad in stone veneer and EIFs and will feature glass and aluminum overhead doors and storefront. The garage bays will be partially screened from the shopping center by a stone veneer dividing wall.

This renovation and addition is in adherence with the Route 40 Design Guide not only through its use of landscaping and exterior materials but also by providing more active uses along Route 40.

Sincerely,

Victoria Kraushar-Plantholt
Project Architect