



**PLANNING COMMISSION  
STAFF REPORT  
SUPPLEMENTAL**

**Prepared by:** Kevin L. Small, AICP, RLA

**Date:** May 28, 2025

**Meeting Date:** June 5, 2025

Case No. 5P-25-01-SD/SP/LP **Continued**

---

**General Information**

---

***Applicant:*** J. Nguyen Lam, LLC.

---

***Owner/Operator:*** J. Nguyen Lam LLC.

---

***Status of Applicant:*** Owner / Developer

---

***Location:*** 102 N. Bond Street

---

***Lot/Building Size:*** The development site is 15,000 square feet with no structures

---

***Requested Action:*** The Applicant requests approval for Site Plan and Landscape Plan for a one story 3,300 sf building for a restaurant and nail salon. The applicant also requests approval of a Special Development for Outdoor Dining. The applicant is proposing a waiver to provide stacked parking.

---

***Zoning:*** B-3A, General Business Gateway District

---

***Existing Land Use:*** 102 N. Bond is undeveloped (former residence razed several years prior)

---

***Landscaping,  
Lighting &  
Amenities:*** A Landscape Plan and Photometric Plan submitted for review.

---

***Architectural Review:*** Architectural elevations have been submitted for review.  
Comments from the Town architectural consultant are attached.

---

**Analysis:**

This application was reviewed by the Planning Commission on May 1, 2025 and the applicant was requested to revise the Site Plan, Landscape Plan and the architecture based on concerns outlined in the attached letter dated May 2, 2025. The initial request was for approval of a 3,300 square foot one-story commercial building to be constructed on a 15,000 square foot vacant lot in the B3A (General Business Gateway) zoning district for a restaurant and nail salon. Associated with the restaurant use, a special development for outdoor dining was proposed. A waiver for stacked parking was also requested.

**SITE & ARCHITECTURE**

The proposed building will contain a 2,200 square foot restaurant and a 1,100 square foot nail salon which both are permitted in the B-3A zone per Table 3-7, Service Uses are subject to applicable code requirements. These requirements are addressed in the performance standards attached to the application. Together, these uses require 22 parking spaces. Twelve (12) spaces are required for the 36-seat restaurant and ten (10) spaces are required for the five (5) station nail salon. The developer is proposing 23 spaces accessed from Alice Anne Street with a stacked parking arrangement. The original site and landscape plan dates should remain on the plan and revision dates added.

Sixteen (16) of these spaces are proposed to be tandem or stacked spaces. Section 165-51.F(1)(e) allows the Planning Commission to approve stacked parking provided there is no adverse impact on the use or circulation.

The building footprint has been moved away from the N Bond Street right-of-way seven feet. This revised footprint location would match the setback of the adjacent historically designated

property at 108 N Bond Street. However, no adjustment was made to the setback from the north property line as noted in paragraph D-4 of the architectural consultant comments.

The revised site plan notes three (3) existing spaces nearest to Bond Street and two (2) proposed spaces west of the proposed site entrance. It is assumed all of these will be metered since there is no indication regarding the relocation of meters. Based on staff review, there are seven (7) existing parallel spaces along Alice Anne Street including five (5) metered spaces. A small adjustment is needed to relocate the parking to match the spaces on the south side of the street and notation is needed to show where the meters will be relocated. Two non-meter spaces will be lost to the development which the Planning Commission can approve. The applicant's consultant never spoke with Public Works to coordinate on-street parking as was required in the attached continuance letter. In addition, the spaces are shown approximately two (2) feet from each side of the proposed site entrance. Based on Town code Section 450-18, eight (8) feet is needed on each side of a drive entrance to maintain sight distance. The proposed method of access also does not match any of the Harford County code options available. It appears Plate S-14 of the Harford County standard details would be most applicable with some adjustment. The applicant is encouraged to provide testimony and a separate exhibit at the hearing and elaborate on the existing on-street parking, proposed meter locations, and final design of the site access.

A pedestrian connection from the proposed parking lot to Alice Anne Street sidewalk is provided. The following site elements are recommended for removal:

1. The concrete walk on the north side of the proposed building.
2. The access to the refuse/recycling on the west side of the enclosure.
3. Adjust the proposed storm drain pipe alignment to miss the existing trees along Bond Street. Any proposed installation or removal of trees in the State right-of-way requires MDOT approval.

The applicant has provided several colored elevations of the development that indicate a revised version of the proposed architecture presented on May 1, 2025. These elevations and renderings have been provided to the Town architectural consultant for review and comments are attached. The adjacent Historically Designated property (108 N Bond Street, HA-1349 – Norris House) requires adherence to Section 165-24.E, Section 165-41.A(6) and Section 165-53.B(1)(i) to maintain consistency with the architecture.

### SPECIAL DEVELOPMENT

Outdoor Dining is proposed at the corner of N Bond Street and Alice Anne Street associated with the restaurant use. The exterior dining capacity cannot exceed 27 seats (75% of the interior seats) without additional parking. This area is considered seasonal and cannot be enclosed without additional parking provided. Performance Standards found in Section 165-53.I(2)(i) that

restrict amplified music, public address, live entertainment and recreational games. The Planning Commission may place conditions on other aspects of the operation of the dining area if desired. Staff recommends graphically showing the location of tables and chairs on the Final Site Plan.

### LANDSCAPE

Two additional shade trees are shown along N Bond Street. It is recommended these trees be relocated to Alice Anne Street where there appears to be room near the intersection.

Section 165-45.B(2) Woodland Areas and Unique Vegetation, applies to this property and nine (9) additional trees are required to satisfy the code regarding the removal of specimen trees. Fee-in-Lieu is proposed.

### **Recommendations:**

#### Comprehensive Plan

The Planning Commission provide a 2022 Comprehensive Plan consistency determination for the proposed development as required by Town Code § 165-19.

#### Site Plan

At a minimum, approval of the Site Plan is conditioned on the following:

1. Prior to Building Permit Application, submission of a Final Site Plan for signature incorporating comments from this staff report, and comments from:
  - a. Harford County Health Department comments pending.
  - b. Harford County Soil Conservation District comments dated April 21, 2025.
  - c. Bel Air Public Works comments dated April 22, 2025.
  - d. Bel Air architectural consultant comments dated May 26, 2025.
  - e. Maryland Department of Transportation comments pending
2. Removal of concrete walk on the north side of the proposed building, removal of west side access to the refuse/recycling enclosure, and relocation of storm drain connection.
3. Adjust the location of the proposed building to be a minimum of ten (10) feet from the north property line.
4. Coordination with Public Works Department and submission of revised site access design, on-street parking locations, and meter locations on Alice Anne Street to be provided on the Final Site Plan.
5. Revise the plans and elevations to show the original plan date and revision date.
6. A waiver is approved for 16 spaces as shown on the revised Site Plan

### Landscape Plan

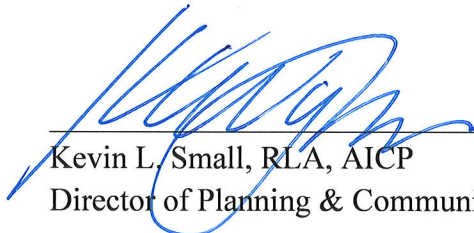
At a minimum, approval of the Landscape Plan is conditioned on the following:

1. Prior to Building Permit issuance, submission, and approval of the Final Landscape Plan incorporating comments from the staff report.
  - a. Provision of Fee-in-Lieu in the amount of \$3,600 for Woodland Areas and Unique Vegetation obligation.
  - b. Relocate two proposed shade trees from Bond Street to Alice Anne Street.

### Special Development

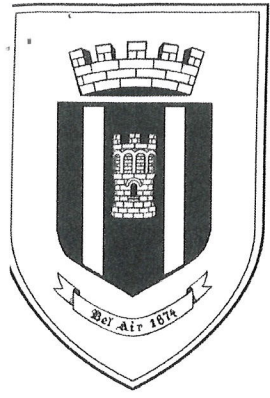
Approval of a Special Development for an Outdoor Dining/Bar service use is based upon the following findings of fact that the applicant has adequately demonstrated the proposed dining area meets the following performance standards as provided in Section 165-53.I(2)(i):

- a. Amplified music or public address are not permitted between 9pm and 9am
- b. Live entertainment and recreational games are not permitted between 9pm and 9am
- c. Outdoor dining/bar will adhere to the requirements of Chapter 345 of the Town Code
- d. The exterior area is limited to 75% of the capacity of the principal permitted use. Any temporary enclosure must meet the provisions of Section 165-71.C
- e. No physical bar for the service of alcohol is proposed. Alcohol consumption or service in the outdoor area must be approved by the Harford County Liquor Board.

  
\_\_\_\_\_  
Kevin L. Small, RLA, AICP  
Director of Planning & Community Development

### ***Attachments***

Revised Site Plan  
Revised Landscape Plan  
Revised Architectural Elevations  
Architectural consultant letter



# TOWN OF BEL AIR

## DEPARTMENTS OF PLANNING AND PUBLIC WORKS

705 E. CHURCHVILLE ROAD  
BEL AIR, MARYLAND 21014  
www.belairmd.org

PLANNING [410] 879-9500  
PUBLIC WORKS [410] 879-9507  
FAX: [410] 838-0775

### BOARD OF COMMISSIONERS

Paula S. Etting  
Mary F. Chance  
Steven T. Chizmar  
James B. Rutledge III  
Jakob D. Taylor

DIRECTOR OF PLANNING  
Kevin L. Small  
DIRECTOR OF PUBLIC WORKS  
Stephen D. Kline

May 2, 2025

J. Nguyen Lam, LLC.  
Attn: Han Nguc Lam  
2005 Duke Street  
Fallston, MD 21047

Re: Restaurant w/Outdoor Dining and Nail Salon  
Case #05P-25-01-SD/SP

The Bel Air Planning Commission reviewed your request on May 1, 2025 for a Special Development, Site Plan, and Landscape Plan approval for a 2,200 sf restaurant with outdoor dining and a 1,100 sf Nail Salon. The Planning Commission continued the hearing to allow you to revise the submission based on comments in the staff report and from other agencies attached to the staff report and supplemental comments at the hearing.

### Site Plan

The applicant must address the following issues:

1. Comments from the April 24, 2025 staff report, and from:
  - a. Harford County Health Department comments pending
  - b. Harford County Soil Conservation District comments dated April 21, 2025
  - c. Bel Air Public Works comments dated April 22, 2025
  - d. Bel Air architectural consultant comments dated April 24, 2025
  - e. Maryland Department of Transportation comments pending
2. Revision to the Architectural Elevations to reflect the design, color, materials, and relationship to the street of 108 N. Bond Street consistent with 165-24.E, Section 165-41.A(6) and Section 165-53.B(1)(i) of the Town of Bel Air Development Regulations by applying comments in this staff report and those from the Town architectural consultant.
3. Revise the parking layout to indicated marked/signed spaces.
4. Coordination with the Bel Air Department of Public Works and Planning regarding the site access to address the removal and relocation of on-street spaces and metered

- spaces impacted by the development. Should any metered space be removed, the Board of Town Commissioners must approve the change.
5. Provide a Pedestrian Connection to Alice Anne Street from the parking area.
  6. Adjust the location of the refuse/recycling enclosure to meet the typical minimum for accessory structures, 3'-0" from the property line.
  7. Indicate through graphics or narrative the procedure for service and loading/unloading for the site.
  8. Adjust the location of the building in relationship to N. Bond Street.
  9. Clarify possible encroachment of drainage or pavement along west property line.

### Landscape Plan

Applicant must address the following issues:

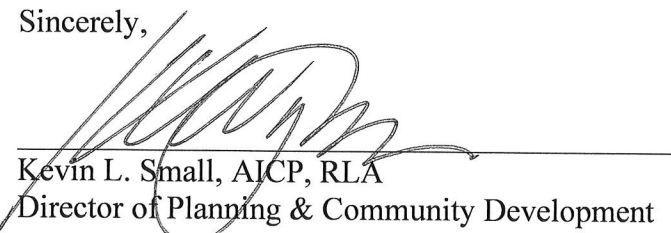
1. Comments from the April 24, 2025 staff report and those outlined below.
  - a. Submission of revised Woodland Area calculations based on Section 165-45.B(2) of the Bel Air Development Regulations along with a notation on the Landscape Plan of the size of the existing trees.
  - b. Addition or relocation of one street tree adjacent to the site entrance from Alice Anne Street.
  - c. Add a landscaped buffer to the abutting house of worship.

### Special Development

Add a graphic representation of outdoor seating or indicate with a note the maximum seats.

The next submission date for the Planning Commission is May 8, 2025, for the June 5th Planning Commission meeting. Any submission after that date will be in accordance with the standard meeting schedule. Should you have any questions, please call the Department of Planning.

Sincerely,



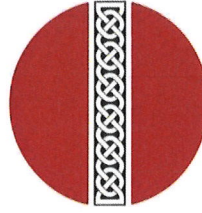
---

Kevin L. Small, AICP, RLA

Director of Planning & Community Development

cc Edward Hopkins, Town Administrator  
Bel Air Planning Commission  
Bel Air Board of Town Commissioners  
Elizabeth Thompson, Town Counsel  
Kate Pierce, FWA  
file

**Paul D. Edmeades**  
ARCHITECT / PLANNER  
AIA



Town of Bel Air  
Department of Planning & Community Development  
Mr. Kevin L. Small, Director  
705 E. Churchville Road  
Bel Air, Maryland 21014

May 26, 2025

RE: Second Design Review  
102 North Bond Street  
Construction of New Restaurant and Nail Salon

Dear Mr. Small:

The following is a response to your request to do a second review of the design aspects of the submittal for a proposed mixed-use building at 102 North Bond Street. The documents I received are as follows:

1. Site Plan: SP Drawing 1 of 1: 102 North Bond Street prepared by Frederick Ward Associates and dated May 15, 2025
2. First Floor Plan: 102 North Bond Street prepared by Frederick Ward Associates and dated May 14, 2025
3. First Floor Plan- Proposed Interior: 102 North Bond Street prepared by Frederick Ward Associates and dated May 14, 2025
4. East and South Elevations: 102 North Bond Street prepared by Frederick Ward Associates and dated May 14, 2025
5. West and North Elevations: 102 North Bond Street prepared by Frederick Ward Associates and dated May 14, 2025
6. Front Perspective: 102 North Bond Street prepared by Frederick Ward Associates and dated May 14, 2025
7. Rear Perspective: 102 North Bond Street prepared by Frederick Ward Associates and dated May 14, 2025
8. Enclosed Dumpster Plans and Elevations: 102 North Bond Street prepared by Frederick Ward Associates and dated May 14, 2025
9. Enclosed Dumpster Renderings: 102 North Bond Street prepared by Frederick Ward Associates and dated May 14, 2025

Mr. K. Small  
May 26, 2025  
Page 2 of 2

The proposed development involves the construction of a one story mixed use building at 102 North Bond Street on an existing vacant site. The building will house a nail salon and a restaurant with an outside patio area. The building is a combination of Brick and Fiber Cement Siding material. The building is designed to create higher building masses at each corner of the building to anchor and modulate the building composition. In between the corner masses the building walls are set back to further modulate the walls and emphasize the higher corner elements. However, the overall concept of this project is consistent with the Comprehensive Plan and the Town of Bel Air Development Regulations.

In my original analysis on April 24, 2025, I raised issues about the setbacks of the building from Bond Street and the setback from the adjacent historic structure to the North. I also raised issues about the canopy design and the color of the Hardie Board wall material.

It appears that the issue of the setback from Bond Street has been addressed. The building has been moved back from Bond Street to align with the historic building to the north. I still think it is important to address the setback along the north property line adjacent to the historic structure. This distance should be increased.

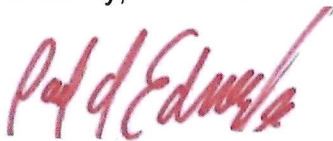
It also appears that the issue of the canopy design and color has been addressed. It is now compatible with the canopy and color of the canopy on the historic structure to the north. I still think it is important to address the color of the main wall material. I believe that the dark Hardie Board Panels on all the elevations should be lighter in color to better harmonize the building with the historic structure to the north. Even if the historic structure were not there, I believe it would improve the design of 102 North Bond to have a lighter wall color.

Based on my analysis, I feel that the proposed mixed use development of 102 North Bond Street does not comply with the Town of Bel Air Development Regulations. The project should be resubmitted to the Town. I feel that the construction of this project can be an asset to Bel Air and especially along North Bond Street but changes need to be made in the design of the project as detailed in this report.

Please note that these comments concern only the visual aspects of the design proposal submitted. Other requirements of the development regulations are not a part of this review. All building code analyses, life safety code analyses, other code analyses, and constructability analyses are specifically excluded from this visual review. In addition this review does not include structural, mechanical, electrical, plumbing or other engineering services.

If you have any questions please call me.

Sincerely,



Paul D. Edmeades, RA, AIA, NCARB