



TOWN OF BEL AIR

DEPARTMENTS OF PLANNING AND PUBLIC WORKS

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June 6, 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 – 2nd Continuance

The Bel Air Planning Commission reviewed your request for approval of a 1,100 square foot nail salon and a 2,200 square foot restaurant during their regularly scheduled meeting on June 5, 2025. With your concurrence, a continuance of the hearing regarding a Special Development, Site Plan, Landscape Plan approval and waiver for stacked parking of 16 spaces to the next regularly scheduled meeting on July 3, 2025 was approved. The Planning Commission continued the hearing to allow you to revise the submission based on comments in the staff report, consultant comments and supplemental remarks at the hearing. Please revise the Site Plan, Landscape Plan and Architectural Elevations based on the following:

Site Plan

Please address the following issues:

1. Agency comments
 - 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 – please revise the architectural elevations and date the drawings appropriately.
 - e. Maryland Department of Transportation comments pending
2. Removal of concrete walk on the west side access to the refuse/recycling enclosure.
3. Relocation of storm drain connection to avoid existing street trees.
4. Adjust the location of the proposed building to be a minimum of ten (10) feet from the north property line.

5. Inclusion of revised site access design, proposed on-street parking locations, and proposed meter locations on Alice Anne Street as shown on the Exhibits 1 & 2 dated May, 15, 2025. Please correct the proposed spaces to show five (5) metered spaces and indicate the proposed striping within the pavement section of Alice Ann Street. Add a note that the developer will be re-striping the on-street parking, replacing disturbed road paving, and relocating the meters under supervision of the Department of Public Works.
6. Clearly show a concrete walk connection from the walk fronting the proposed parking to the sidewalk along Alice Ann Street on the Site Plan.
7. Revise the plans and elevations to show the original plan date, the first revision date and the second revision date.
8. Revise the waiver request on the Site Plan to state 16 stacked spaces as shown on the revised Site Plan.
9. Note the proposed placement of freestanding signs or stanchions with chain link to differentiate the employee spaces and encourage the use of stacked parking by the public.
10. Add a bike rack to the Site Plan.
11. Expand on odor control from the nail salon in the performance standard annotation.

Landscape Plan

Please address the following issues:

1. Prior to Building Permit issuance, submission, and approval of the Final Landscape Plan incorporating comments from the staff report.
 - a. Note regarding the 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

Please note the following on the Site Plan in accordance with 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. Graphically show tables and chairs on the proposed patio not exceeding 27 seats assuming a maximum of 36 seats within the interior of the restaurant.
- 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.

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The next submission date for the Planning Commission is COB June 12, 2025, for the July 3rd 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