



# TOWN OF BEL AIR

**DEPARTMENTS OF PLANNING AND PUBLIC WORKS**  
705 E. CHURCHVILLE ROAD  
BEL AIR, MARYLAND 21014  
[www.belairmd.org](http://www.belairmd.org)

**PLANNING 410-879-9500**  
**PUBLIC WORKS 410-879-9507**  
**FAX 410-838-0775**

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April 21, 2023

Platinum Sprinkler, LLC.  
John Watts, Managing Member  
1374 Jarrettsville Road  
Forest Hill, MD 21050

Re: 908 & 910 S. Main Street – 32-bed Assisted Living Use  
04B-23-01-SE

Dear Mr. Watts:

The Bel Air Board of Appeals reviewed your request at its April 20, 2023 meeting for a Special Exception approval to construct a 32-bed Assisted Living Use.

The Special Exception was approved based upon the following:

Approval of the Special Exception to allow an Assisted Living use in the RO (Residential Office) district is based on the following findings of fact:

- a) Parking and loading are provided at the rear of the site. The space along the front circle drive is for drop-off/pick-up only and will be signed accordingly. Spaces within the side yard are adequately screened from the public right-of way and neighboring properties.
- b) Adequate access to medical services, shopping areas, recreational and other community services desired by elderly and handicapped persons is available to residents or provided on the site for residents.
- c) No business uses are provided to the public and no exterior signs for an interior use (other than the institutional facility) are proposed.
- d) The Board of Appeals prescribes the following specific conditions necessary to minimize effects of use on neighboring properties and meet the performance standards given identification of concerns specific to the site.
  - a. Contract with a local ambulance company to be provided to the Town.

Platinum Sprinkler, LLC.  
John Watts, Member  
908 & 910 S. Main Street  
April 21, 2023  
Page 2

- b. A photometric lighting plan for exterior fixtures to be submitted to the Planning Commission for evaluation.
- c. Revise the Site Plan to include building setback information, structure distance from curb and clarification of the disposition of the existing fence.

Should you have questions regarding this approval, please do not hesitate to call the Planning Department.

Sincerely,



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Greg Adolph, Acting Chair  
Board of Appeals

Cc: Board of Appeals  
Kevin Small, Director of Planning & Zoning  
Bel Air Town Commissioners  
Edward Hopkins, Town Administrator  
Elizabeth Thompson, Esquire, Town Counsel  
Bradley Stover, Robinson & Stover  
File