



**PLANNING COMMISSION  
STAFF REPORT**

**Prepared by:** Syed “Waqar” Shah, Deputy Director

**Date:** December 25, 2025

**Meeting Date:** January 8, 2026

Case No. 01P-26-01-SP

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**General Information**

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***Applicant/Operator:*** 604 Moores Mill Road, LLC

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***Owner:*** 604 Moores Mill Road, LLC

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***Status of Applicant:*** Owner

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***Location:*** 604 Moores Mill Road

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***Lot/Existing Building Size:*** 1,840 square foot building (currently J&S Medical Billing), Parcel 1949 – 0.384 acres.

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***Requested Action:*** The Applicant requests:

- Site Plan approval for construction of a 1,246 square-foot two-story addition to the existing Business Support Service use.
- Landscape Plan approval for the project.

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***Zoning:*** B-1, Limited Business

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***Existing Land Use:*** The property is currently occupied by J&S Medical Billing, a Business Support Service use and associated parking.

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***Surrounding Land Use And Zoning*** The development site is approximately 150 feet northeast from the corner of the intersection of Moores Mill Road and North Hickory Avenue. The adjoining properties are zoned R-3 (High Density Residential) to the east and north of the site. The adjoining property to the west (801 Conowingo Road) is zoned B-3 (General Business) and the property to the south (across Moores Mill Road) is zoned R-2 (Medium Density Residential)

The property to the east and north is Moores Mill Crossing, a 55+ and older multifamily condominium complex. The property to the south (across Moores Mill Road) is occupied by residential townhomes off Oak Moore Court. The property to the west is Del Haven Auto Services.

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***Comprehensive Plan:*** The 2022 Town of Bel Air Comprehensive Plan designates the subject property as Commercial Land Use.

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***Zoning History:*** The property is currently occupied by J&S Medical Billing, which operates as a Business Service (Group) use, permitted within the B-1 Limited Business Zoning District. Previous occupants of the building at 604 Moores Mill Road included various hair salons. These businesses were approved to operate a four-chair beauty salon as of February 8, 1995, through the Town of Bel Air Board of Appeals. Additionally, Kelly’s Hair Salon operated at this site during the 2010s as a Personal Service Use.

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***Applicable Regulations:*** Applicable Chapter 165 Development Regulations are as follows:

- Article III (Sect. 165-29. B-1 District);
- Article VII (Sect. 165-51. Parking and Loading; Sect. 165-53 Performance Standards and Development Guidelines, Sect

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165-53I(2)(k) Professional Business and Personal Service, and  
165-53I Service Uses;

- Article VIII Landscaping Standards (Sect. 165-54 through Section 165-61);
- Article XI Permits and Procedures (Sect. 165-82 Building Permit);
- Permitted Use Tables, Table 3-7, Service Uses; and,
- Lot Requirement Tables, Table 165-29, B-1 Limited Business District

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***Public Utilities & Services:*** Public utilities are currently available on the site.

The property is served by Baltimore Gas and Electric (Electric and Gas), Maryland American Water Company (Water), and the Town of Bel Air Sewer. Bel Air Police and Bel Air Volunteer Fire Company also provide emergency services to this property.

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***Transportation:*** The segment of Moores Mill Road fronting the site is classified as an Urban Collector by Harford County.

There is only one full movement access point off Moores Mill Road to the subject site.

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***Environmental Characteristics:*** The northwestern portion of the site is within FEMA Flood Hazard Zone AE. The site slopes gently from the southeast to the northwest. The site encompasses less than one (1) acre and is therefore exempt from review under Section 216 *Forest Conservation* of the Town Code. Additionally, there is no forest on the site as defined by Town Code. A Concept SWM plan was submitted for review and received approval from Bel Air Department of Public Works on November 5, 2025.

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***Landscaping, Lighting & Amenities:*** Landscaping is required in accordance with Section 165-55. A. The applicant has submitted a landscape plan for the site.

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***Architectural Review:*** Architectural elevation renderings in color of all sides of the proposed building have been submitted for review. Section 165-118.A(6).

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**Analysis:**

The Applicant is requesting Site Plan and Landscape Plan approval to construct a two-story 1,246 square-foot addition to expand on the existing Business Support Service use along with related site improvements located at 604 Moores Mill Road (J&S Medical Billing).

**SITE PLAN**

The proposed addition meets all required setbacks, with the exception of the existing use and building encroachment into the side-yard setback, required for commercial uses abutting residential uses. Full vehicular access will continue to be provided from Moores Mill Road. To accommodate the new addition, six (6) off-street parking spaces are proposed for removal, and the existing parking area is to be restriped. The Town staff recommends that the parking spaces be re-dimensioned to comply with the requirements of Town of Bel Air Code §165-51, as outlined in the conditions below. This shall include reducing the depth of parking spaces to 18 feet and increasing drive aisle widths to 24 feet for back-to-back parking and 22 feet for single-sided parking.

The site plan identifies a parking requirement of 11 spaces, based on the total 3,086 square-foot gross-floor area and the standard in Town of Bel Air Code §165-51H, which requires one parking space per 300 square feet for Business and Personal Service uses. The applicant is reducing the existing parking from 23 spaces to 17 spaces, which includes one handicapped space. Loading, unloading and servicing of refuse and recycling cannot be done between the hours of 10:00 pm and 7:00 am when located within 500-feet of a residential district unless waived by the Planning Commission based on mitigating factors.

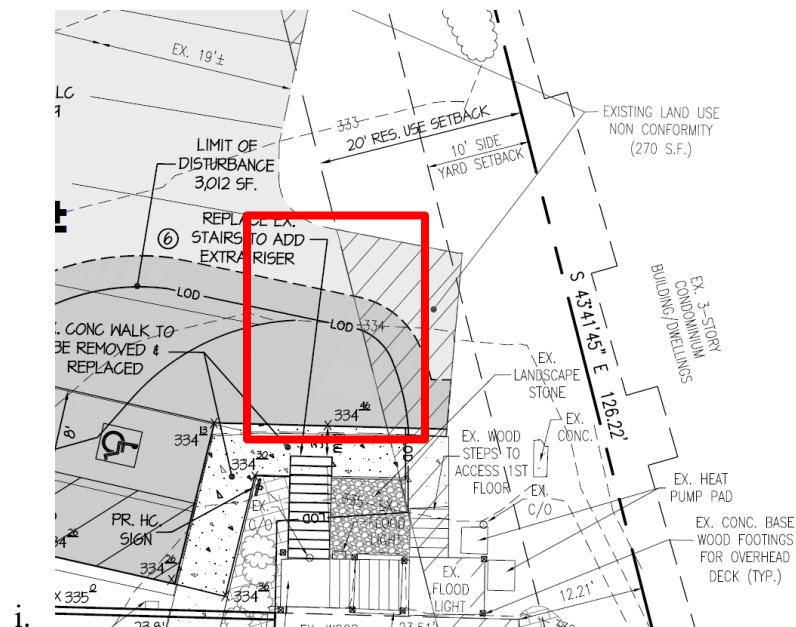
A Traffic Impact Study (TIS) is not required because it will generate fewer than the threshold number of trips and is therefore exempt from the Traffic Impact Study requirement.

Please address the following at the hearing:

1. Two shed structures currently encroach onto the 604 Moores Mill Road property from 801 Conowingo Road (Del Haven Service Station) and 608–610 Moores Mill Road (Moores Mill Crossing). An easement or license granting access rights to the adjacent

property owners is required. If the adjacent property owners intend to relocate their respective sheds, this must be addressed at the hearing with the expected timeframe for their relocation.

2. Upon review of the site plan, it was noted that the impervious area labeled “Existing Land Use Non-Conformity (270 sq. ft.)” is located directly northwest of the handicapped spaces and directly north of the existing structure. This area falls within the required 20-foot residential setback specified in Town of Bel Air Code Table 165-29 for the B-1 Limited Business District.
  - a. Specify the use of the impervious surface or remove the impervious surface located directly behind the existing building and revise the notation for the “Existing Land Use Non-Conformity (270 S.F.)” to reflect an adjusted area and provide an updated description of the use for the northeastern rear parking area.



3. Provide additional information and specifications regarding the location, design, and operation of on-site refuse and recycling facilities.
4. Per Town of Bel Air Code §165-51D, all off-street parking spaces must measure nine feet in width by 18 feet in length. Upon review of the site plan, it was noted that the 12 proposed spaces on the western side of the parking lot are shown at 8.5 feet in width and 19 feet in length. Please revise the existing parking area to comply with the required off-street parking dimensions specified in §165-51D. This adjustment may reduce the total number of spaces; however, as long as a minimum of 11 spaces is provided, the project will remain in compliance with Town of Bel Air Code §165-51H.
  - a. This adjustment would provide a 22-foot drive aisle directly northwest of the proposed addition and a 23-foot drive aisle along the northern rear of the site. The 23-foot aisle width must be expanded to 24'-0”.

## LANDSCAPE

The applicant submitted a Landscape Plan and staff comments are as follows:

- The proposed project site has approximately 132 feet of public road frontage. Per the requirements outlined in Town of Bel Air Code §165-58A, this requires either one major deciduous tree planted per every 40-foot planting interval or one minor deciduous tree to be planted per every 30-foot planting interval.
- Interior parking is required to provide shade trees at a ratio of one tree per ten spaces resulting in two (2) trees and three (3) have been provided.
- Provide the timeframe that the 18” diameter at breast height (DBH) tree will be evaluated by an arborist in order to determine the replacement with a Red Maple if the 18” DBH tree is non-livable. Please also specify the size (in DBH) of the replacement Red Maple that will be used for replacement. Per Town of Bel Air Code § 165-45B(2)(a), trees with a DBH between 10 to 24 inches are to be replaced at a 2:1 ratio relative to the existing single tree.

A Photometric Lighting Plan was not included with this application. The applicant and staff previously discussed that new lighting would be installed as part of the proposed commercial addition. Staff requests that the applicant clarify whether new area lighting is proposed. If new lighting is planned, staff further requests submission of a comprehensive lighting plan that addresses potential impacts to adjacent residences and evaluates the possibility of lighting glare generated by the project.

## Service Uses

The proposed addition appears to meet the Town’s performance standards for service uses outlined in Town of Bel Air Code §165-53. I (1)). For any service use that abut residential properties, a 10-foot buffer is required from the residential parcel to effectively screen the use, as required by Article VIII of this chapter. The applicant states that the Moores Mill Crossing condominium building is located only a few feet from the side lot line of the adjacent residential use, and that the existing landscaping along the eastern rear and proposed landscaping east of the building provides a sufficient buffer between the residential use and the proposed J&S Medical Billing Service. However, based on staff review, these buffering requirements do not appear to have been met, as a ten-foot-wide planting buffer is required between the commercial use on 604 Moores Mill Road and the residential use to the east, with one (1) planting unit provided for every 10 linear feet, per Town of Bel Air Code § 165-59A(2). The Planning Commission may consider augmenting the buffering if deemed appropriate.

## ARCHITECTURE

The elevations were forwarded for review by the Town architectural consultant, and comments are attached. At this time, staff have no additional comments.

### **Recommendations:**

#### Comprehensive Plan

The proposed use meets the provisions of the 2022 Comprehensive Plan as required by Town Code Section 165-19.

#### Site Plan

At a minimum, approval of the preliminary 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. Bel Air Volunteer Fire Company comments pending
  - b. Harford County Health Department comments dated November 21, 2025
  - c. Harford County Soil Conservation District comments dated November 24, 2025
  - d. Bel Air Public Works comments dated December 4, 2025
  - e. Harford County Planning and Zoning comments dated December 5, 2025
  - f. Town of Bel Air Architectural Consultant comments dated December 29, 2025
2. The two shed structures encroaching onto 604 Moores Mill Road from 801 Conowingo Road and 608–610 Moores Mill Road must be addressed. The applicant shall:
  - a. Provide an easement or license granting access rights to the adjacent property owners or a license agreement permitting the encroachments to remain; or
  - b. Provide the expected timeframe for shed relocation if the adjacent owners intend to remove or relocate their sheds.
3. The impervious area labeled “Existing Land Use Non-Conformity (270 sq. ft.)” encroaches into the required 20-foot residential setback. The applicant shall:
  - a. Specify the current use or remove the impervious parking area surface encroaching into the 20-foot residential use setback, behind the existing building; and
  - b. Revise the noted “Existing Land Use Non-Conformity (270 S.F.)” to reflect the corrected square footage and provide an updated description of the use for the northeastern rear parking area.

4. The 12 proposed parking spaces on the western side do not meet the required 9' × 18' dimensions under §165-51D. The applicant shall:
  - a. Revise and restripe the parking area so all off-street spaces comply with §165-51D; and
  - b. Ensure a minimum of 11 compliant spaces is maintained to satisfy §165-51H.
  - c. Create a 22-foot aisle northwest of the proposed addition and a 24-foot aisle along the northern rear.
5. Clarify the location, design, and operation of on-site refuse and recycling facilities on the site plan.
6. Architectural elevations to be revised based upon Town architectural consultant comments and this staff report submitted to the Town for approval.
7. Prior to issuance of the final Use and Occupancy permit, complete all site work on the Final Site Plan including landscape installation.

### Landscape Plan

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

1. Prior to Building Permit Application, submission of a Final Landscape Plan for signature incorporating comments from this staff report, and the following:
  - a) Provide required public-frontage tree plantings: either three major deciduous trees (40-ft spacing) or four minor deciduous trees (30-ft spacing) along the 132 ft of plantable frontage.
  - b) Provide the required number of screening plants abutting the residential use to the east, per Town of Bel Air Code § 165-59A (2).
  - c) Provide the timeframe for arborist evaluation of the existing 18" DBH tree and specify the size of the replacement Red Maple to be replaced and installed if the tree is deemed non-viable, per the tree replacement ratio as outlined in Town of Bel Air Code § 165-45B(2)(a).
2. Confirm whether new area lighting is proposed for the commercial addition.
  - a) If new lighting is planned, provide a full Photometric Lighting Plan addressing: (1) Potential impacts to adjacent residences; and (2) Evaluation and correction of possible lighting glare.

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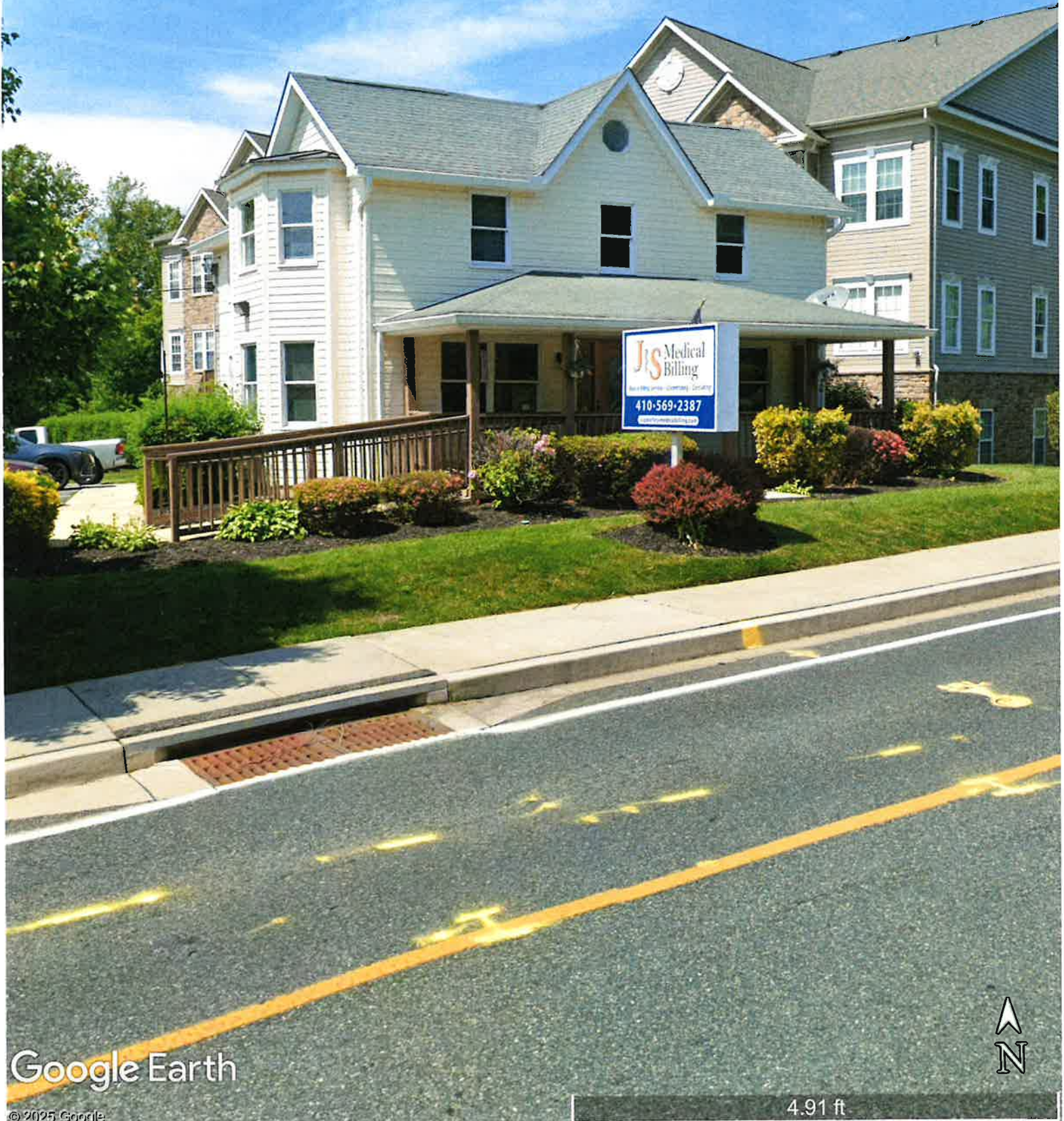
Syed “Waqar” Shah,  
Deputy Director of Planning & Community Development

***Attachments:*** Application with description of use  
Performance Standards (Service Uses; and Professional, Business, and Personal  
Service Uses)  
Architectural Elevations  
Site Plan  
Landscape Plan  
Agency Comments

# 604 Moore's Mill

Write a description for your map.

Legend



Google Earth

© 2025 Google

4.91 ft





# 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

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## MEMORANDUM

To: Waqar Shah, Deputy Director of Planning and Community Development

From: Buddy Haight, Associate Engineer Director of Public Works

Date: December 4, 2025

Subject: Site Plan Review – 604 Moore’s Mill Road

A review has been made of the Site Plan provided by David G. Taylor and Associates, LLC dated 11/06/2025 for the above referenced project. The following comments are provided as a guide for revisions:

No Comments

Should you have any questions regarding this matter, please feel free to contact me directly.

Cc: DPW file

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**ROBERT G. CASSILLY**  
Harford County Executive

**ROBERT S. McCORD**  
Director of Administration



**MATTHEW KROPP**  
Director of Planning & Zoning

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December 5, 2025

Mr. Waqar Shah, Deputy Director  
Department of Planning and Community Development  
Town of Bel Air  
705 E. Churchville Road  
Bel Air, MD 21014

RE: Project Review  
J&S Medical – 604 Moores Mill Road

Dear Mr. Shah:

Thank you for providing Harford County with a copy of the site plan for this proposed expansion of the existing J & S Medical Billing Office located at 604 Moores Mill Road. The project increases the square footage of the building from 1,840 square feet to 3,086 square feet. A TIA exemption letter was submitted to the Town of Bel Air and determined that a traffic study was not required for this project. However, it is recommended that the Town of Bel Air requires the developer to coordinate design of the access with Harford County DPW. Queuing has been an issue on Moores Mill Road at Business US 1 so it's possible that the site access could be blocked during the peak hours.

If you have any questions regarding our comments, please contact me at 410-638-3136.

Sincerely,

A handwritten signature in black ink, appearing to read "Alex Rawls".

Alex Rawls  
Chief, Long Range Planning

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## Harford Soil Conservation District

3525 Conowingo Road ♦ Suite 500 ♦ Street, Maryland 21154  
(410) 638-4828 ♦ [www.harfordscd.org](http://www.harfordscd.org)

Date: November 24, 2025

To: Mr. Syed Shah  
Deputy Director of Planning & Community Development  
Town of Bel Air Department of Planning and Public Works

From: Clarence W. Cullum Jr. PE  
Harford Soil Conservation District

Subject: Site Plan – 604 Moores Mill Road

The following remarks are intended for the developer/owner/consultant:

The site plan indicates a total disturbed area of 3,012 sf.

Erosion and sediment control plans are required for grading activity that disturb 5,000 square feet or more of land area or 100 cubic yards or more of earth.

So long as the site disturbance remains under 5,000 sf and less than 100 cy of excavation, the proposed activity will not require a sediment control plan.

If you have any questions, please feel free to contact me at extension 5223.

Cc: file



# Harford County Health Department

Main Office: 120 S. Hays Street • P.O. Box 797 • Bel Air, Maryland 21014 • 410-838-1500



**Public Health**  
Prevent. Promote. Protect.

**Harford County  
Health Department**

Lauren Levy, JD, MPH · Health Officer  
Silvana Bowker, LCPC, ACRPS · Deputy Health Officer of Operations  
Jamie Sibel, MD, MPH · Medical Deputy Health Officer

410-877-2323  
FAX: 443-643-0334  
November 21, 2025

Kevin Small  
Town of Bel Air, Senior Planner  
Department of Planning Community Development  
705 Churchville Road  
Bel Air, Maryland 21014

**Re: 604 Moores Mill Rd  
J S Medical Billing  
TP25-16-01  
Tax Map 300 Parcel 1949  
Tax ID 03-300099**

Dear Mr. Small:

The Harford County Health Department (HCHD) has extended its approval for the above-referenced site plan. The site is located northeast side of Moores Mill Rd and east of Conowingo Rd.

This plan proposes to construct a 831 sqft two story addition to the existing business building (JS Medical Billing). The site is serviced by existing public sewer and water.

This office has the following comments regarding this project:

- If any structures are to be razed, it will require a demolition permit obtained through the Town of Bel Air. All aspects of the demolition permit must be completed to the satisfaction of the approving agency(s). If there are any questions concerning Health Department requirements or required documentation for the disposal of the waste and/or rubble, the owner/applicant should contact the Permits and Plan Review Division at 410-877-2300.
- Various permits from the Maryland Department of the Environment (MDE) may be required depending on the services provided. It is the owner's responsibility to be aware of these regulatory requirements and for obtaining appropriate permits.
- Additional comments from this office will be provided at the time of the building permit or certificate of occupancy permit. It is the responsibility of the owner/operator to be aware of any regulatory requirements for the proposed use and for obtaining appropriate permits.
- The owner/developer is reminded that during the development of this project when soil moisture conditions are low, measures must be implemented to prevent the generation of dust.

If you have any questions, feel free to call.

Sincerely,

Cari S. Biscoe, LEHS Program Supervisor  
Land and Water Resources Division  
Bureau of Environmental Health  
CSB/lww/jh  
cc: David G Taylor & Associates, LLC

*BEL AIR OFFICE*  
1 N. Main Street  
Bel Air, MD 21014  
410-638-3060

*EDGEWOOD OFFICE*  
1321 Woodbridge Station Way  
Edgewood, MD 21040  
410-612-1779

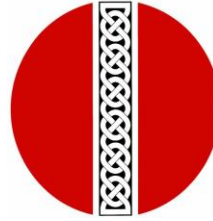
*EDGEWOOD OFFICE*  
2204 Hanson Road  
Edgewood, MD 21040  
443-922-7670

*HAVRE DE GRACE OFFICE*  
2027 Pulaski Highway  
Havre de Grace, MD 21078  
410-939-6680

*HAVRE DE GRACE OFFICE*  
2015 Pulaski Highway  
Havre de Grace, MD 21078  
410-942-7999

# Paul D. Edmeades

ARCHITECT / PLANNER  
AIA



Town of Bel Air  
Mr. Kevin Small, Director  
Town of Bel Air Department of Planning and Zoning  
705 E. Churchville Road  
Bel Air, Maryland 21014

December 29, 2025

RE: JS Medical Building  
604 Moores Mill Road  
Addition to an Existing Medical Billing Office Building

Dear Mr. Small:

The following is a response to your request to review the design aspects of the proposed addition to the JS Medical Billing Office at 604 Moores Mill Road, which is located in a B1 Limited Business District. The documents I received are as follows:

1. Site Plan: Proposed Building Addition, 604 Moores Mill Road: Sheet 1 of 1 dated November 6, 2025 and prepared David G. Taylor & Associates, LLC.
2. Perspective of Building prepared by Architectural Design Works and is undated
3. New Front (South) Elevation: Sheet A-1.6 prepared by Architectural Design Works and dated November 22, 2025.
4. New Side (West) Elevation: Sheet A-1.7 prepared by Architectural Design Works and dated November 22, 2025.
5. New Side (East) Elevation: Sheet A-1.8 prepared by Architectural Design Works and dated November 22, 2025.
6. New Rear (North) Elevation: Sheet A-1.9 prepared by Architectural Design Works and dated November 22, 2025.

The area to the east and north of the property is zone R3, the area to the west is zoned B3, and the area across the street is zoned R2. Directly to the west of the property is Del Haven Auto Service Center. Along this section of Moores Mill Road are many townhouse projects as well as a number of single family houses across the street. Many of the structures are brick, but there are several structures next to the JS Medical Billing Building that have horizontal siding. The resulting context of the area is one of transition from residential uses to the commercial facilities at the intersection of Moores Mill Road and Hickory Avenue. The existing building appears to have been built when the character of the area was more in conformity to the appearance of the existing building rather than the current context. As a result, I think it is worth preserving this design style as is currently proposed for the building.

The property is located in a B-1 Limited Business District. In the B-1 District the development is subject to the Architectural Standards in of the Development Regulations, the Development Standards in §165-28B (2) through (10), and §165-53A,B. and C.I Service Uses.

Following is an Item by Item analysis of the Regulations

Specifically I find the following:

#### §165-29 LIMITED BUSINESS DISTRICT REGULATIONS

- A. Purpose: The proposed project conforms with the purpose of the Limited Business District which is designed to accommodate small scale local businesses. It is designed to be compatible with the existing building and contributes to an attractive public frontage and linkage to the Town Center.
- B. General Regulations
  - 1. There are no home occupations in the facility
  - 2. The sidewalk pattern is not a part of this report
  - 3. See below for responses for §165-28B (2) through (10)
- C. See below for responses for §165-53A, B, and C.I Service Uses
- D. Density, lot area, width, height, and yard requirements are not a part of this visual review.

#### §165-28B GENERAL REGULATIONS

- 2. Parking Areas: Parking areas are located at the side and rear of the building.
- 3. The development is compatible with the neighboring development. The addition continues the design of the existing building and fits with the adjacent buildings including the Auto Repair Center at the corner of Moores Mill Road and Hickory Avenue. The building as proposed will ensure visual privacy and sunlight for adjacent structures. Note that comments regarding site illumination, noise, and odors are not a part of this visual report
- 4. There are no special street views from this project.
- 5. Building design, height and massing
  - a. The materials indicated on the elevations for the addition are compatible in quality, color, texture and finish with the existing building and adjacent buildings. Architecturally harmonious materials, colors, textures, and treatments are used for all exterior walls.
  - b. The rear façade is of finished quality and is consistent in color and material with the rest of the building. The existing exterior stair is modified and incorporates awnings for weather protection. I find this addition acceptable.
  - c. The proposed addition respects the design of the existing building in terms of its roofline, size shape, height, and windows. The building style is a type found throughout the Town.
  - d. The addition uses a number of features of traditional design elements. It has a gable roof which repeats the gable roof of the existing building and a covered portico at the front of the building similar to the existing building. I would like to make one suggestion regarding the front elevation. Since the front wall exceeds the 40 dimension for modulation, I suggest that the design define the existing building as a separate section from the addition by incorporating two vertical boards to separate the existing building from the addition. There could be a slight separation between the light colored vertical boards finished with a dark color to emphasize the two halves of the building. The vertical boards could appear to be corner boards and fit with the overall style of the building.
  - e. The roof form of the addition is an extension of the roof form of the existing building.
  - f. The glass should not be reflecting. A sample of the glass shall be approved by the Town.

- g. The proposed design has simplicity of design and a limited range of colors. Contrasting colors are used for the building trim. Comments on graffiti resistant materials are not a part of this visual report
- h. There are residential districts adjacent to the site of the building and the addition, but since the addition does not change the overall impact that the existing building has on the residential zones, no transition is needed.
- i. Comments on the area covered by impervious surfaces are not a part of this visual report.

6. Fencing and Screening.

- a. No walls or fences are indicated on the site plan.
- b. Comments on service areas are not a part of this visual report.
- c. No rooftop mechanical equipment is indicated on the documents, two heat pump pads are shown on the site plan to the rear of the existing building but no fence, landscaping, or screening is indicated.

7. Lighting and Security: Comments on lighting and security are not a part of this visual report.

8. Vehicular and Pedestrian Access: Comments on vehicular and pedestrian access are not a part of this visual report.

9. Landscaping and amenities: Comments on landscaping and amenities are not a part of this visual report

10. Signage: Comments on signage are not a part of this visual report

## §165-53 PERFORMANCE STANDARDS

### B.Purpose:

1. Performance Standards that apply in all Districts

- a. Comments on pedestrian sidewalks and pedestrian friendly design are not a part of this visual report
- b. Instructions to applicant are not a part of this visual report
- c. Comments on the size of the site are not a part of this visual report
- d. Comments of pedestrian areas and landscaping are not a part of this visual report
- e. Comments on the walkway system and lighting are not a part of this visual report.
- f. Applicant responses regarding the adverse effects of the development on the neighborhood are not a part of this visual report
- g. Applicant responses regarding noise generating uses are not a part of this visual report
- h. Comments on the vehicular access to the property are not a part of this visual report
- i. The project does not adjoin a historic structure
- j. The building addition is architecturally compatible in quality, texture, finish, shape, style, and rooflines with the existing building and the neighborhood. All sides of the building have the same architectural features.
- k. There is no rooftop mechanical equipment indicated.
  - l. It does not appear that there are any fences or retaining walls on the site.
- m. Comments on noise restrictions are not a part of this visual report

- n. Comments on landscaping are not a part of this visual report
- o. Comments on setbacks are not a part of this visual report
- 2. Guidelines
  - a. Comments on the inclusion of Green Building Standards during construction of the project are not a part of this visual report
  - b. The addition is designed to complement the existing building and the neighborhood.

I. Performance Standards and guidelines for Service Uses

- 1. Performance Standards
  - a. Comments on buffers from Residential parcels are not a part of this visual report
  - b. Comments on accessory uses are not a part of this visual report
  - c. Comments on screening are not a part of this visual report
- 2. Specific Service Uses
  - f. Medical Service
    - [1] Performance Standards
      - [a] Comments on disposal of waste are not a part of this visual report
    - [2] Guidelines
      - [a] Comments on parking are not a part of this visual report

ARCHITECTURAL REVIEW (Design Standards §165-118)

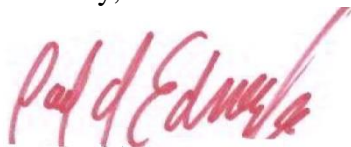
A(6) Architectural renderings showing all sides of the building were provided.

In my opinion the overall design of this building complies with the Development Regulations of the Town of Bel Air and fits the goals of the Town. I recommend that the Town of Bel Air Planning Commission consider the design revision as indicated in this review.

Please note that these comments concern only the visual aspects of the design proposal submitted. Zoning code analysis, site analysis, building code analysis, life safety code analysis and all other code and constructability analyses have not been done and are not a part of this review. In addition this review does not include structural, mechanical, civil, electrical, plumbing or other engineering services.

If you have any questions please call me.

Sincerely,



Paul D. Edmeades, RA, AIA, NCARB